



Hillfort Road, Stratford-Upon-Avon, CV37 8YF

£269,950


KING
HOMES

**** Three Bedrooms ** Two Bathrooms ** Modern Family Home ** Driveway parking ** Timber built studio/office **** A stylish and well-maintained three-bedroom semi-detached home with private garden and driveway, and a versatile garden studio—set within the popular Meon Vale development near Stratford-upon-Avon. The property features a bright lounge/diner with French doors to the garden, a sleek front-facing kitchen, downstairs cloakroom, three bedrooms including an en-suite to the main, and a modern family bathroom. Outside, enjoy a private garden with extended patio and a fully powered timber studio—ideal for home working or hobbies. Parking for two cars and an ****EV CHARGER INCLUDED****



On approach, this modern home offers excellent kerb appeal. Built by St. Modwen Homes in 2016, the property features a smart block-paved driveway with parking for two vehicles and an electric car charging point. A neatly maintained lawned fore garden adds a welcoming touch of greenery.

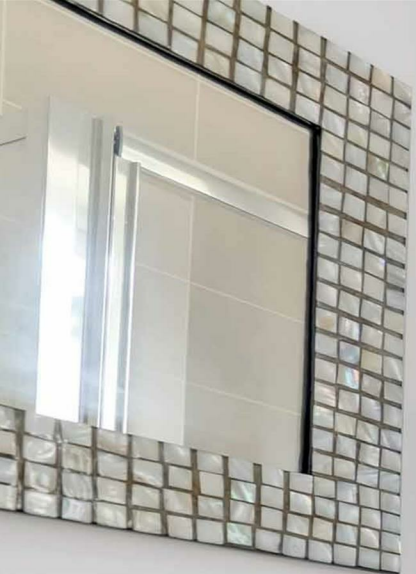
Upon entering, you are welcomed into a bright hallway with cloakroom and under-stairs storage. To the front of the property is a sleek fitted kitchen featuring a range of high-gloss units, integrated double oven and gas hob, dishwasher, and space for additional appliances. The kitchen's front-aspect window brings in plenty of natural light, while neutral tones and modern finishes create a clean, timeless feel.

To the rear is the spacious lounge/diner, ideal for entertaining or relaxing, with French doors that open out to the landscaped garden—perfect for indoor/outdoor living during warmer months. Upstairs, the property continues to impress with two double bedrooms and a generous single room. The main bedroom includes fitted wardrobes and a smart en-suite shower room. The remaining bedrooms are serviced by a contemporary family bathroom, fitted with a white suite and shower over bath.

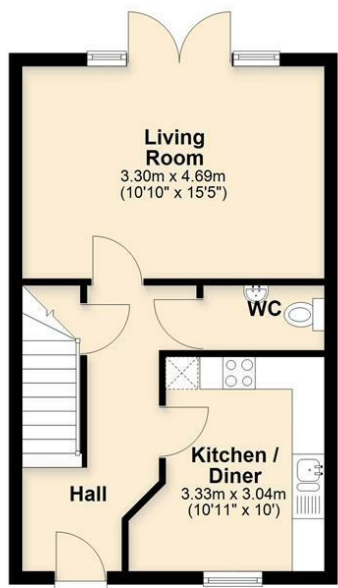
Outside, the garden has been thoughtfully designed with an extended patio seating area, well-kept lawn, and secure fencing

Hallway	
Kitchen/Diner	10'11" x 9'11" (3.33m x 3.04m)
Downstairs W.C	
Sitting Room	10'9" x 15'4" (3.30m x 4.69m)
First Floor Landing	
Bedroom 1	8'3" x 9'6" (2.52m x 2.92m)
En-Suite	5'6" x 5'5" (1.70m x 1.67m)
Bedroom 2	10'5" x 8'11" (3.18m x 2.72m)
Bedroom 3	8'6" x 6'1" (2.60m x 1.87m)

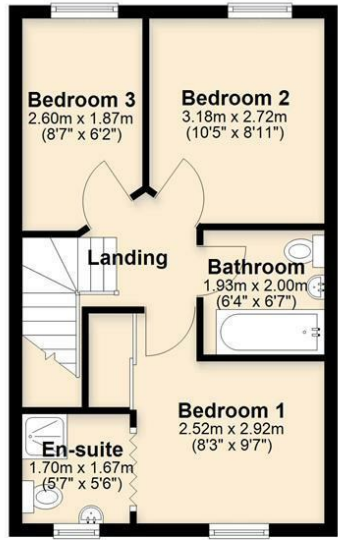




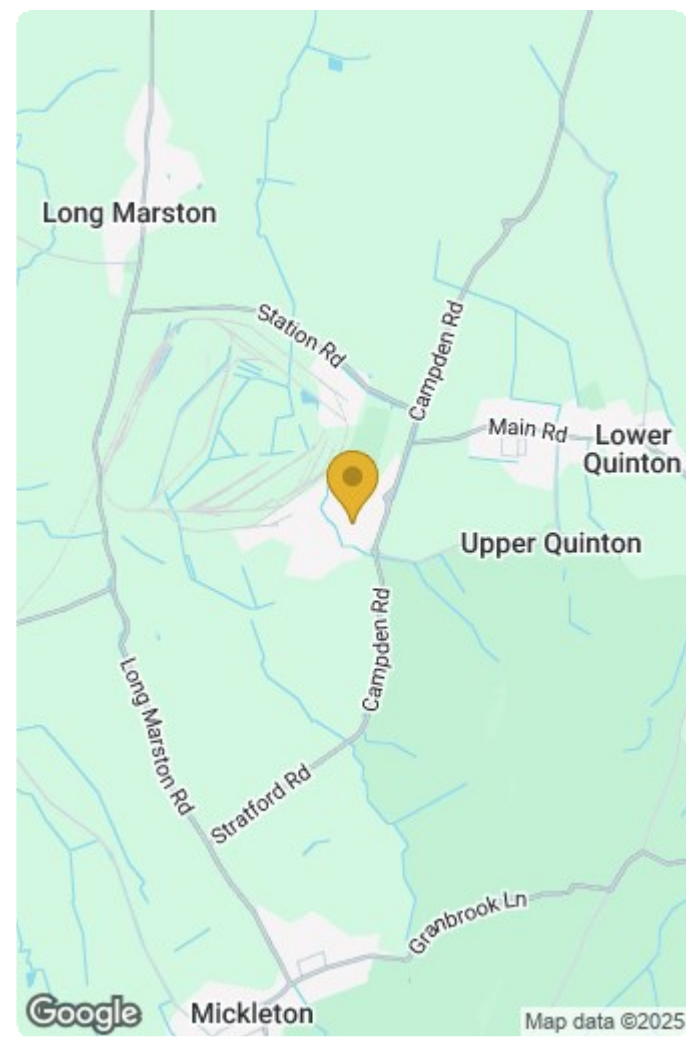
Ground Floor
Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor
Approx. 37.0 sq. metres (397.9 sq. feet)



Total area: approx. 80.6 sq. metres (868.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	