



ZAFER CETINEL

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## 41 Harvest Street,

Offers Over £450,000

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- HARVEST STREET, PRESTBURY, CHELTENHAM
- WALKING DISTANCE TO PRESTBURY VILLAGE, PITTVILLE, RACE COURSE
- ~~AN BARN CONVERSION~~ INTO A AMAZING OFFICE WITH UNDER FLOOR HEATING
- GREAT SCHOOLS CATCHMENTS FOR ALL AGES
- EV CHARGER AND DRIVEWAY FOR NUMBER OF CARS
- IMMACULATE MODERN HOME
- ENCLOSED SOUTHERLY FACING GARDEN
- KITCHEN / DINING ROOM with a SEPARATE UTILITY AREA
- TUCKED AWAY IN A QUITE CUL DE SAC
- REF ZAVER CETINEL



This property was built in 2018 by the reputable builder Bloor Homes, and it is of an amazing standard. It is in the highly sought-after area of Prestbury, which offers a perfect blend of village life and town center amenities. The development is particularly ideal for families with young children, as there are secure and lovely playing parks just around the corner. Additionally, it is conveniently close to shops, pubs, local surgeries, a library, and coffee shops.





GROUND FLOOR  
629 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 1,035 sq.ft. (96.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The services, systems and appliances shown have not been tested and no guarantee is given. Services, systems and appliances shown have not been tested and no guarantee is given.  
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## Energy Efficiency Rating

	Current	Potential
<b>Very energy efficient - lower running costs</b>		
(92 plus) <b>A</b>		96
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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Registered company number is 12016573. VAT Registration Number is 327 4120 29