

Thirty Six  
Eldon Road









# Thirty Six Eldon Road GL52 6TU

- An immaculately presented 4 bedroom extended house •
- 4 great size bedrooms (1 en-suite with walk-in wardrobe) •
- Modern kitchen • Separate utility and boot room • 2 bathrooms •
- Stunning open-plan kitchen, family room & dining space •
- Beautiful private rear walled garden with large decked terrace •
- Walking distance to town centre • In the catchment for Holy Apostles primary school •
- Private driveway for two cars with electric car charging point •

## An immaculately presented family home in sought after Eldon Road

**In summary**, an immaculately presented four bedroom extended family home. This fabulous semi-detached property is arranged over three floors. There is a lovely modern kitchen and spacious open-plan family room and dining space. There is a large private rear walled garden laid to lawn with a large decked terrace. The property is located within walking distance to the town centre.

The **entrance hall** welcomes you into this stunning home with high ceilings leading into the lounge and the staircase ahead. The floor is laid with beautiful original parquet flooring.

There is a stylishly decorated **downstairs W.C.** Conveniently located on the ground floor.

The **lounge** is a beautiful space filled with character. The room is bright and spacious with a large bay window looking out to the front of the property and immaculate parquet flooring throughout. There is a stunning feature fireplace and folding doors allowing direct access to the dining area, open-plan kitchen and family room. This room can also be separated off for cosy winter evenings by the fire or relaxing with friends.

The **dining area** is a great space for family meals and is beautifully decorated. This space flows through to the modern open-plan **kitchen** which is positioned at the rear of the house. This room has a large window looking out over the garden with large patio doors affording direct access to the large decked terrace and garden beyond. The kitchen is decorated with a modern style and has ample cupboard and worktop space. The kitchen has built in Neff appliances and a dishwasher. The well designed breakfast bar and the large roof lantern are stunning additions to this space. The parquet flooring continues throughout the ground floor.

The open-plan **family room** overlooks the wonderful garden and terrace that can be accessed directly through the large patio doors. This home is perfect for entertaining large gatherings for family or friends whatever the season or occasion.

The washing machine and dryer are cleverly housed in the rear **utility room/boot room** to maximise the space in the kitchen. This room can be accessed from either the kitchen or external door from the side entrance.

**The landing** on the first floor guides you to three large bedrooms and the family bathroom. The bright space has carpeted floors and high ceilings and is a beautiful bright and open space.

**The family bathroom** is modern with tiled flooring. The bathroom comprises of an integrated bath and shower with screen and bathroom units for storage. There is a window filling the room with natural light.

**Bedroom 2** is a large double bedroom located on the first floor and positioned to the rear of the house. The floor is carpeted and brightly decorated. There is a large window looking out over the rear garden and lovely views.

**Bedroom 3** is a stunning room. A large double bedroom with plenty of storage space. There is a large bay window looking out to the front of the house. This room has plenty of character and carpeted floor.

**The primary bedroom** is situated on the top floor. This room is flooded with natural light and benefits from two Velux windows and the large window looking out over the rear garden and the views beyond.



The room has an en-suite tiled shower and WC with a window for natural light. This beautiful kingsize bedroom is spacious with plenty of room for storage. This room is the perfect place to relax and unwind.

**The rear garden** is the perfect place for entertaining guests for summer BBQs. There is a large lawned area with trees surrounding the garden creating a wonderful space and also benefits. The garden can be accessed from the side gate which leads to the front of the house and from the family lounge patio doors. There is well kept, low maintenance front garden and large private driveway with ample space for two cars and a newly fitted electric car charging point. There is also an outside storage shed for additional storage.

**Sq ft size:** 1700 approx square feet.

**Broadband connectivity available:** Super fast fibre.

**Mobile coverage:** 4G voice & data.

**Council Tax:** D.

**Tenure:** Freehold.





## LOCATION:

### Perfectly situated location in Cheltenham.

The attractive Regency town of Cheltenham offers a wealth of amenities including local independent shops, bustling local markets and recreational facilities. The town's thriving community provides a diverse array of boutique and antique shops, independent tea rooms and coffee shops.

The popular Regency town offers an incredible social scene with fabulous Michelin starred restaurants and exclusive bars. Cheltenham is home to world-renowned festivals including annual horse racing culminating in the Cheltenham Gold Cup along with the Science Festival, the Literary Festival and the Jazz Festival.

The wonderful Everyman theatre hosts a variety of superb shows, plays, musicals and Christmas Pantomimes and is one of the town's three theatres.

Cheltenham boasts plenty of outside space including parks, leisure facilities, golf courses and beautiful walks on the Cotswold Way. Nestled perfectly between the Cotswold Hills and the Wye Valley with the scenic Royal Forest of Dean a short drive away, Cheltenham is home to a collection of prestigious schools including Cheltenham College, Dean Close, Cheltenham Ladies College and Pates Grammar.



DIRECT TRAINS TO LONDON PADDINGTON  
BRISTOL, BATH, BIRMINGHAM  
DIRECT ACCESS TO M5  
BROADWAY - 10 MILES  
STOW-ON-THE-WOLD - 19 MILES  
THE FOREST OF DEAN - 25 MILES  
OXFORD - 40 MILES

All distances are approximate





































































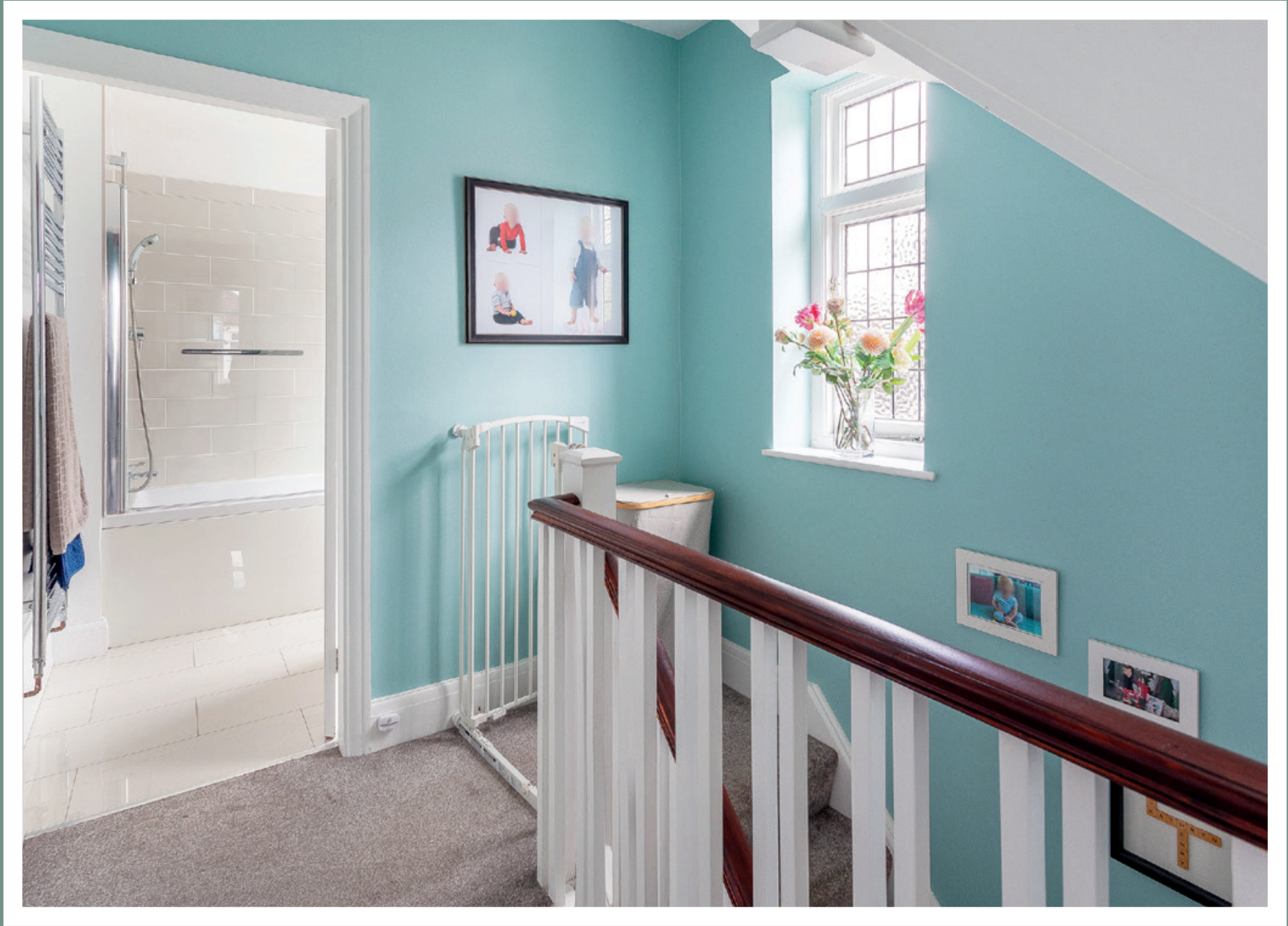






































































































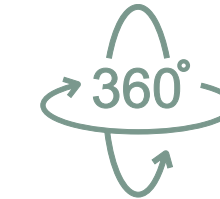
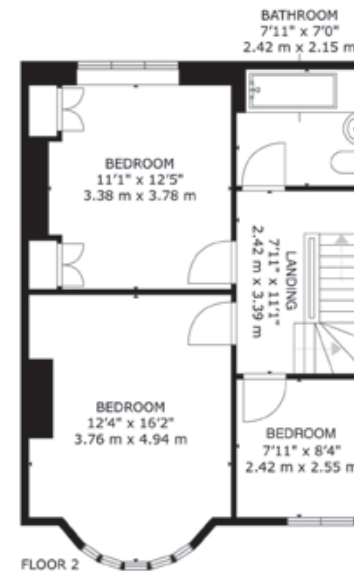
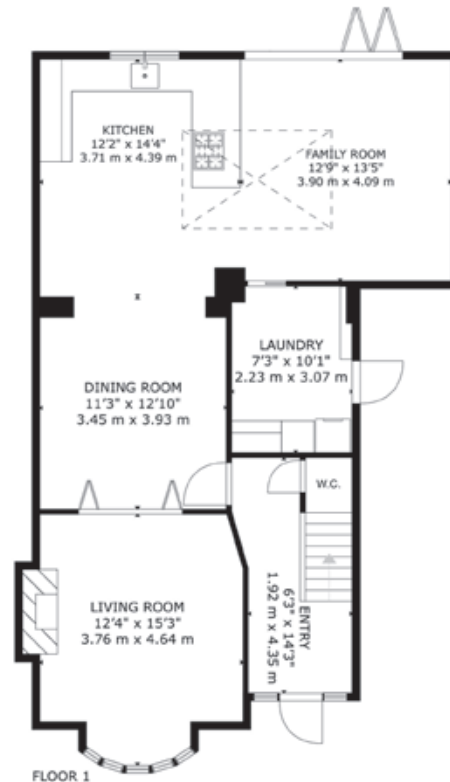








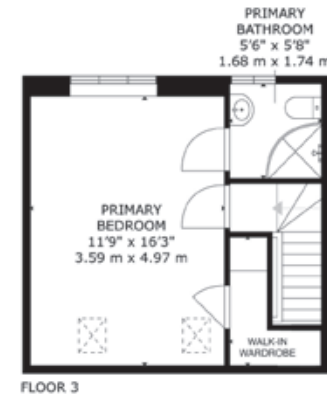
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VIRTUAL TOUR  
CLICK HERE



SKY VIEW  
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36 ELDON ROAD,  
 CHELTENHAM GL52 6TU  
**Asking price £840,000**

GROSS INTERNAL AREA  
 FLOOR 1: 839 sq.ft, 78 m<sup>2</sup>, FLOOR 2: 570 sq.ft, 53 m<sup>2</sup>, FLOOR 3: 290 sq.ft, 27 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 495 sq.ft, 46 m<sup>2</sup>  
 TOTAL: 1699 sq.ft, 158 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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