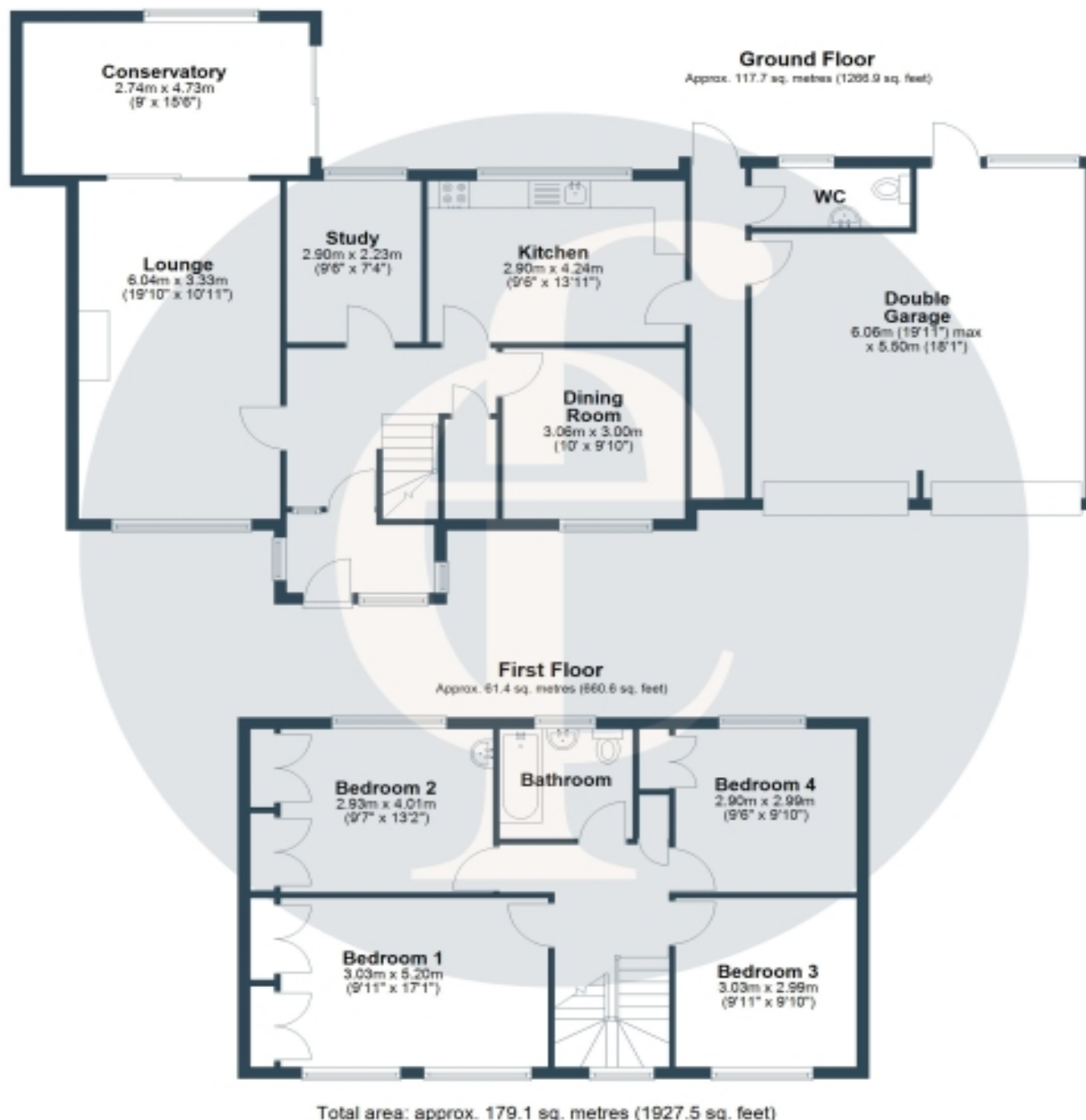




Eton Road, , Stratford-upon-Avon, CV37 7ER

Offers In Excess Of £725,000





A large four-bedroom double fronted family home that has been thoughtfully designed, built, and loved by one careful owner. Nestled on a highly sought-after tree-lined road South of the River Avon, just a stroll to the town centre. This home is now ready to take its next steps of being adapted, updated, and even extended via the planning permission that has been granted in 2024.

The property has a fabulous plot including the rarity of an attached double garage creating a wider than average plot ready for extension without over-encroaching on the grounds for the family. This is an exciting purchase for any new owner ready to create a large beautiful family home.

Located in a peaceful and desirable residential area, this home is just a short walk from the historic town of Stratford-upon-Avon. Known worldwide as the birthplace of William Shakespeare, Stratford-upon-Avon offers a unique mix of rich cultural heritage and modern amenities. With its picturesque riverside setting, a variety of shops, restaurants, and entertainment options, as well as its proximity to beautiful countryside, Stratford-upon-Avon is the perfect location for those seeking a blend of tranquillity and vibrant community life.

When arriving at the property you can park on the private driveway allowing ample parking and access to the double garage and property.

The entrance hall allows access to the reception rooms and stairs rising to the first floor. The layout is thoughtfully laid out and allows a generous sitting room with patio doors to the conservatory. There is a great space via the separate dining room and study ready for anyone who needs to work from home. With views over the garden the kitchen is ready to be made into a stunning family space.

Upstairs there is a spacious landing with loft access to a fully boarded loft ideal for a conversion or just storage of the stuff we collect! There are four generous bedrooms and a family bathroom.

Outside is a mature, private plot well stocked and ready for entertaining or football goals! To the front is a double garage and driveway with lawned fore garden setting the property back from the road.

Viewing is an absolute must to appreciate the potential and position of this handsome home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.







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