



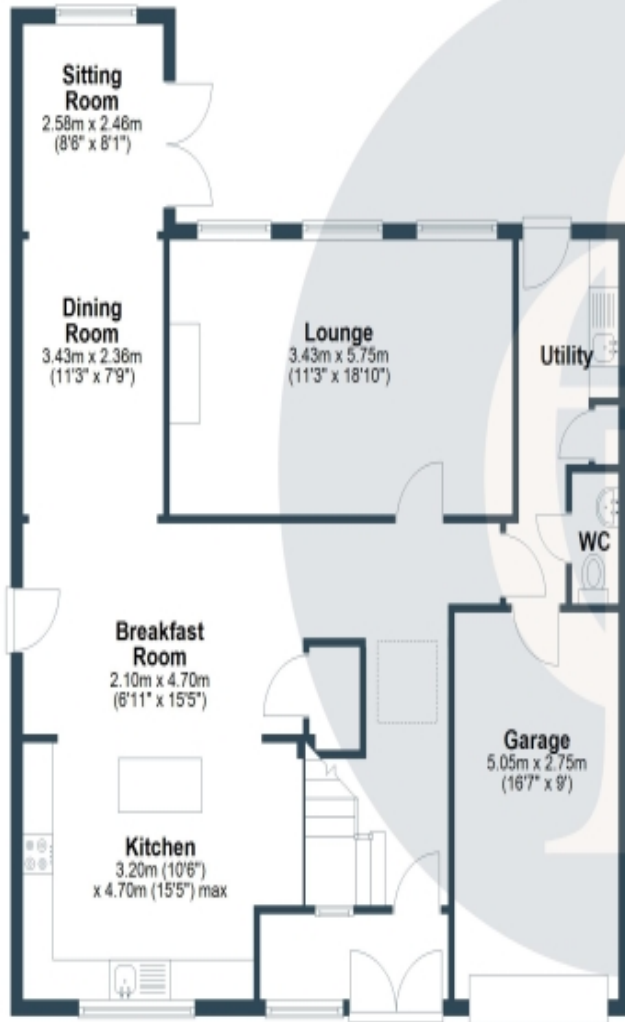
Eton Road, , Stratford-upon-Avon, CV37 7ER

Offers In Excess Of £600,000



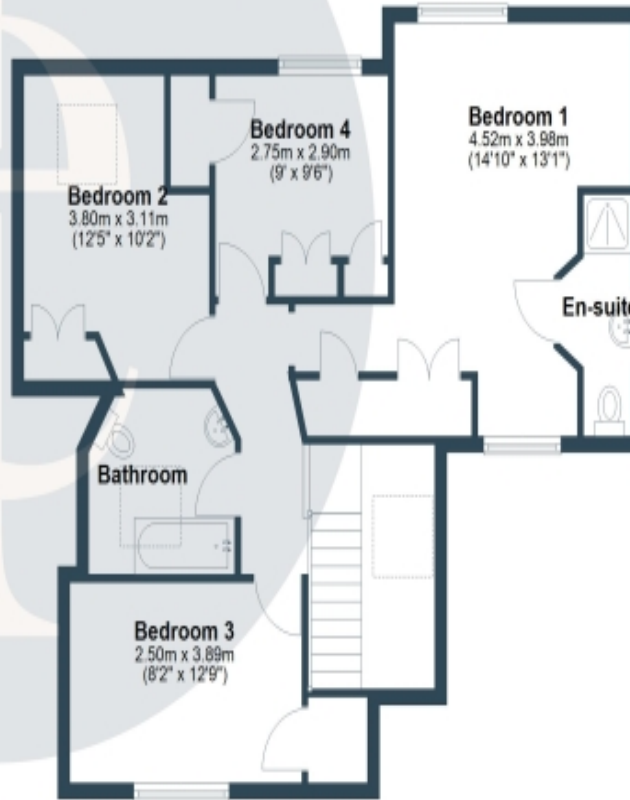
## Ground Floor

Approx. 101.8 sq. metres (1093.9 sq. feet)



## First Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



Total area: approx. 173.4 sq. metres (1866.9 sq. feet)

## Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| 92-100 <b>A</b>                             |         |           |
| 81-91 <b>B</b>                              |         | 86        |
| 69-80 <b>C</b>                              | 78      |           |
| 55-68 <b>D</b>                              |         |           |
| 39-54 <b>E</b>                              |         |           |
| 21-38 <b>F</b>                              |         |           |
| 1-20 <b>G</b>                               |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           |

A handsome four-bedroom detached home positioned South of the River Avon just a short stroll from the town centre and the RSC theatre taking the hassle out of finding parking. Nestled on Eton Road a tree-lined road that is highly regarded in the local area.

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. What makes this home special is not only the private position but the accommodation on offer, in particular the generous extended family kitchen ideal for entertaining or relaxing with the family over dinner or a cup of tea!

In my opinion, this is a home ideal for anyone wanting the ease of getting into the town and is maybe looking to downsize to Stratford upon Avon but still needs adequate space for when the family and even grandchildren visit! The current owner has lovingly maintained and cared for the property so it is ready for you to move straight in with the added benefit of no onward chain on your side.

The accommodation is arranged over two floors and is light, spacious, and airy throughout with a thoughtful layout.

On arriving at the property there is a useful porch to kick off mucky boots and leave the wet umbrellas before heading into the modern entrance with solid wood flooring and bespoke contemporary Burbidge staircase sweeping to the first floor, giving quite the welcome and wow factor. Leading from the hallway is the sitting room with three large windows overlooking the garden. If you can take your eyes away from admiring the garden the focal point to the room is a modern inset gas pebble effect fire for enjoying a cosy winter evening.

The end of the hallway leads to the generously extended family breakfast kitchen allowing ample space for cooking, dining, relaxing, and even a reading area after dinner is finished. Offering dual aspect and French doors to the garden this is a great space for Summer Alfresco dining and also Sunday lunches with the family. The main kitchen area has a central island for chatting with the chef and offers an integrated cooker, hob, American-style fridge freezer, and dishwasher. There is a range of cupboards and drawers, no worries about space for all your kitchen utensils.

To free to kitchen up of the washing machine and tumble dryer there is a separate utility with fitted Bosch appliances, which also offers access to the garden and ground floor cloakroom. There is also a useful airing cupboard to help dry your washing when the British rain arrives!

Finally from the hallway is useful internal access to the garage.

Upstairs is a master bedroom with fitted wardrobes and en-suite with vanity units and a shower cubicle, three further good-sized bedrooms, and a bathroom with a shower over.

Outside is a beautiful mature garden enclosed by fencing, with well-stocked colourful borders. As mentioned there is an integral garage and parking to the front driveway for three cars.

We recommend viewing sooner rather than later.

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.

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