



71 HALES ROAD, CHELTENHAM

GL52 6SR



A FANTASTIC FAMILY HOME CLOSE TO CHELTENHAM TOWN CENTRE

Hales Road is a superb family home in a sought-after location near Cheltenham town centre. With flexible accommodation over three floors, it also offers a delightful garden and off-street parking.



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Local Authority: Cheltenham Borough Council

Council Tax band: D

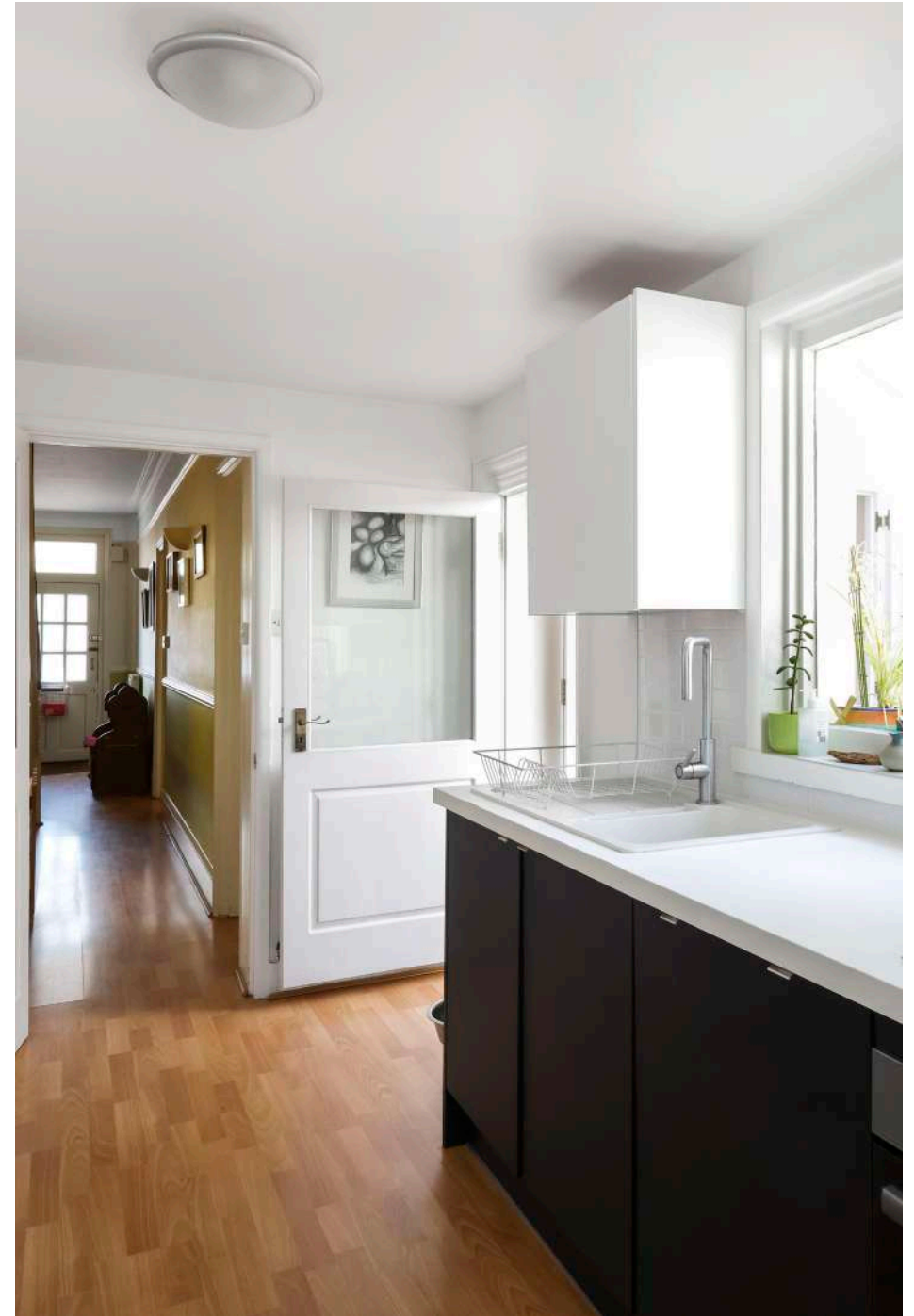
Tenure: Freehold

Guide Price - £625,000



LIVING

The ground floor opens with a welcoming reception hall, leading to a spacious family room at the front of the house, complete with a bay window and feature fireplace. To the rear, a second sitting room flows seamlessly into the dining area and the kitchen/breakfast room. The kitchen has been recently fitted with stylish wall and base units along with integrated appliances. French doors from the dining room open directly onto the rear garden, and to the left of the dining area is a compact utility room.







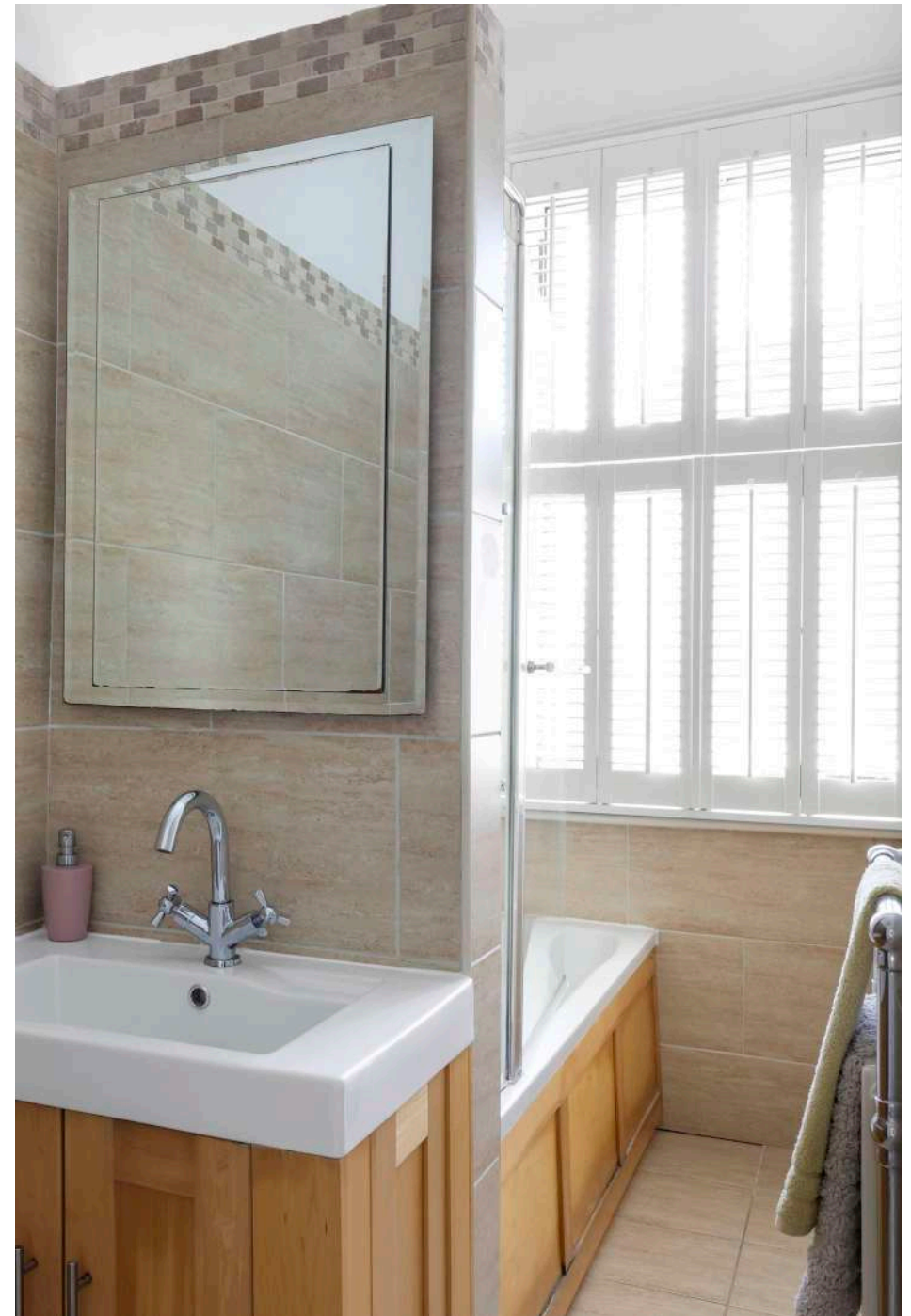
BEDROOMS

On the first floor, there are three well-sized bedrooms and a family bathroom, with the principal bedroom offering built-in storage. The rear bedroom benefits from a shower and sink. The lower ground floor provides a versatile guest bedroom and an adjoining study, ideal for home working or additional living space.



OUTSIDE

Externally, the south-facing rear garden is beautifully landscaped, featuring a patio terrace and a further seating area beneath an attractive pergola at the far end. The property benefits from solar panels and a battery storage system. To the front of the property, there is off-street parking for at least four vehicles, along with side access to the garden.







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Approx. gross internal area

1676 Sq Ft. / 155.7 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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