



12 PILFORD ROAD

Cheltenham GL53 9AQ



AN EXTENDED SEMI-DETACHED FAMILY HOME

Pilford Road is a beautifully upgraded and extended family home, offering versatile living space spread across three floors. The property benefits from off-street parking, useful outbuildings, and a stunning rear garden.



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EPC

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Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide Price: £895,000



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A newly extended glass-panelled entrance opens into a bright reception hall. To the left, a concealed home office is accessed via a bookshelf door, with rear storage for coats and files.

At the rear, the rustic-style kitchen/breakfast room includes concrete-style worktops, a central island, utility room, WC, and bi-fold doors opening onto the garden. A cosy sitting room with bay window overlooks the front.

Upstairs are three bedrooms and a family bathroom, two spacious doubles and a third ideal as a child's room or office. The top floor features a generous principal bedroom with en suite, built-in storage, and far-reaching views.

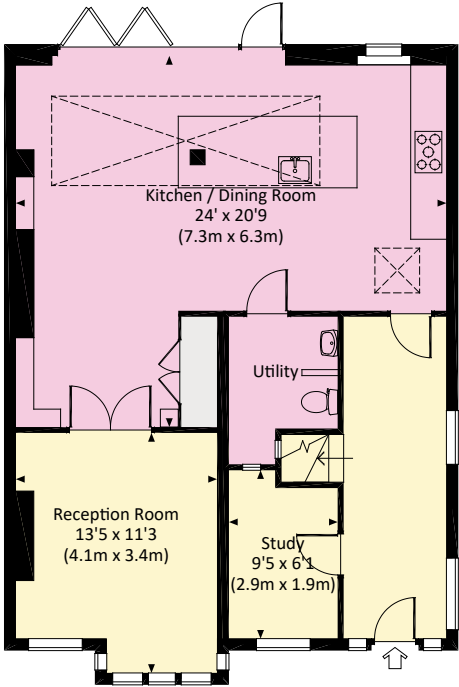
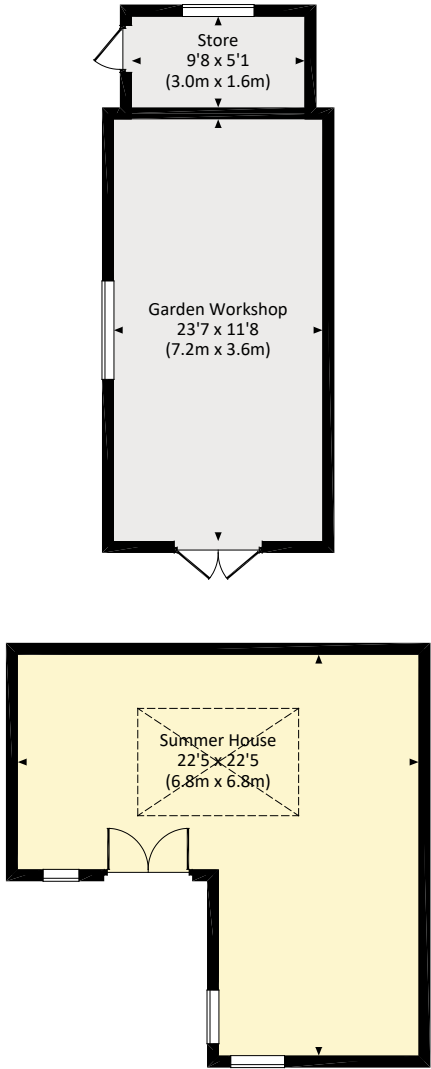
The garden is lawned and bordered by mature planting, with seating areas throughout. A detached barn/store and a large rear studio offer excellent conversion potential (STPP). The driveway provides parking for at least two cars.



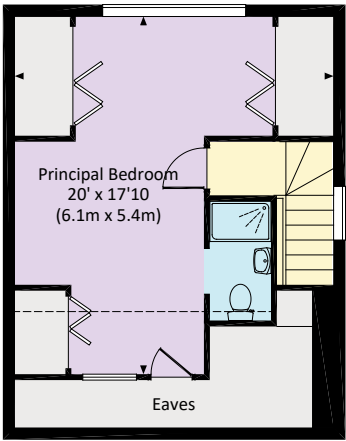




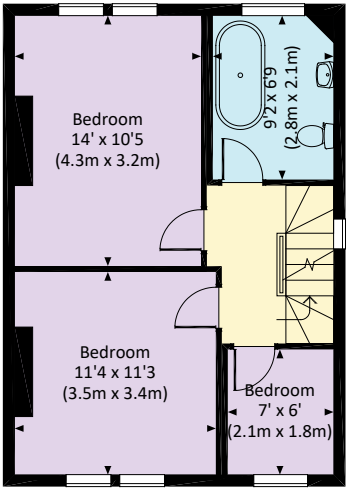
Approx. gross internal area 1538 Sq Ft. / 142.9 Sq M.
Approx. gross internal area 1650 Sq Ft. / 153.3 Sq M. Inc. Restricted Height
Approx. gross internal area 2366 Sq Ft. / 219.8 Sq M. Inc. Outbuildings



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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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