



**The Cursus, Lechlade GL7 3SB**

**welcome to**

**The Cursus, Lechlade**

Allen and Harris are delighted to market this beautifully presented four bedroom detached family home located in a quiet cul-de-sac location in the very popular Lechlade on Thames and offers 3 reception rooms, Kitchen, utility and ensuite to master bedroom. call now to arrange your viewing!



### **Entrance Door**

### **Entrance Hall**

Radiator, Understairs cupboard.

### **Cloakroom**

Double glazed window to front. Radiator, Wash hand basin. W.C.

### **Lounge**

21' 10" Max x 14' 7" Max ( 6.65m Max x 4.45m Max )

Double glazed window to front. Feature gas fire, Radiator. Door to rear garden.

### **Dining Room**

9' 7" x 10' 11" ( 2.92m x 3.33m )

Double glazed window to rear. Radiator.

### **Reception Room Three**

8' 4" x 15' 3" ( 2.54m x 4.65m )

Double glazed window to front. Radiator.

### **Kitchen**

9' x 12' 8" ( 2.74m x 3.86m )

Double glazed window to rear. Range of wall and base mounted units with work surfaces over.

Integrated oven and hob. Sink and drainer unit.

Space for dishwasher. Radiator.

### **Utility Room**

7' 4" x 10' 3" ( 2.24m x 3.12m )

Double glazed window to side. Door to garden. Sink and drainer unit. Base units with work surfaces over.

Space for washing machine. Space for dishwasher.

Boiler. Radiator.

### **Landing**

Loft access. Airing cupboard.

### **Bedroom One**

12' 10" x 12' 7" Into Bay ( 3.91m x 3.84m Into Bay )

Double glazed window to front, Radiator. Fitted wardrobe.

### **Bedroom Two**

11' x 10' 10" ( 3.35m x 3.30m )

Double glazed window to rear. Radiator, Fitted wardrobe,

### **En-Suite**

5' 5" x 6' 7" ( 1.65m x 2.01m )

Double glazed window to rear. Bath with shower over. Wash hand basin. W.C. Part tiled walls. Radiator.

### **Bedroom Three**

8' 9" x 14' 8" ( 2.67m x 4.47m )

Double glazed window to front. Radiator, Fitted wardrobes.

### **Bedroom Four**

11' 2" x 7' 7" ( 3.40m x 2.31m )

Double glazed window to rear. Radiator.

### **Bathroom**

Double glazed window to rear. Shower. Wash hand basin. W.C. Heated towel rail. Extractor fan. Floor to ceiling panels.

### **Front Garden**

Driveway. Lawn. Patio. Mature shrubs and trees.

### **Rear Garden**

Enclosed. Laid to lawn. Patio. Mature shrubs and trees.



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## The Cursus, Lechlade

- Detached Family Home
- Four Bedrooms + En-suite to Master
- 3 Reception Rooms, Lounge, Study, Dining Room
- Kitchen, Utility Room and Cloakroom
- Private Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

**£600,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HWT105683 - 0014

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