



Regan Avenue, Meon Vale Stratford-Upon-Avon CV37 8YX



welcome to

Regan Avenue, Meon Vale Stratford-Upon-Avon

A beautifully presented four-bedroom detached family home situated on the sought-after area of Meon Vale, Stratford-upon-Avon. This modern property features a stylish open plan lounge, kitchen diner area. As well as en suite to the principal bedroom, a driveway with garage, and a private rear garden.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Approach

Via footpath leading up to front door accommodation.

Frontage

Driveway parking to the side. Access to the garage.

Entrance Hallway

Doors off to WC, Utility, Open plan living space, and access up the stairs to first floor accommodation. Central heating radiator.

Wc

Obscure Double Glazed window to the side. Hand wash basin. Close coupled toilet. Central heating radiator.

Utility

Space for laundry appliances.

Open Plan Living/Kitchen/Space

27' 1" max x 19' max (8.26m max x 5.79m max)

Double Glazed Window to front. Double Glazed Window to side. Three Central heating radiators. Media wall. Wall and base units with worksurface over. Sink and drainer with mixer tap. Integrated appliances including a double oven , fridge freezer, dishwasher. Double Glazed window to rear. Double Glazed doors to rear.

Landing

Doors off to Four Bedrooms and Family Bathroom. Loft Hatch.

Bedroom 1

11' 5" x 11' 4" (3.48m x 3.45m)

Double glazed window to rear. Central heating radiator. Fitted wardrobes.

Bedroom 2

11' 4" x 10' 9" (3.45m x 3.28m)

Double Glazed Window to front. Central heating radiator.

Bedroom 3

11' 6" x 7' 5" (3.51m x 2.26m)

Double Glazed window to rear. Central heating radiator.

Bedroom 4

7' 11" x 7' 5" (2.41m x 2.26m)

Double Glazed window to front. Central heating radiator.

Bathroom

Obscure double Glazed window to side. Bath with shower over. Tiling to splash prone areas. Close coupled toilet. Sink and pedestal. Heated towel rail.

Rear Garden

Laid Lawn. Built in BBQ area. Pergola.

Agents Note

As far as we are aware, there is a site fee of £249.32 that is payable yearly for the maintenance of the site.



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Regan Avenue, Meon Vale Stratford-Upon-Avon

- Four Bedrooms
- Detached Family Home
- Ensuite off the main
- Driveway
- Garage

Tenure: Freehold EPC Rating: B
Council Tax Band: E

£395,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RDC110278 - 0003

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