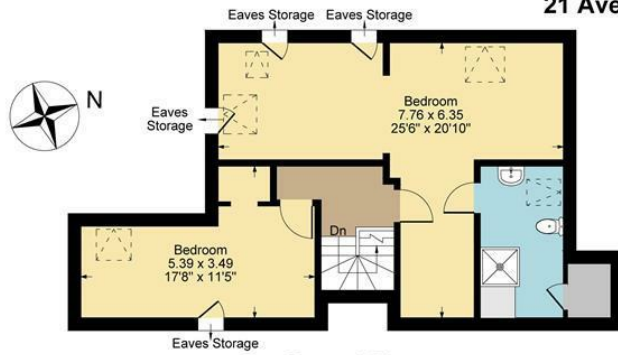




Peter Clarke

21 Avenue Road, Stratford-upon-Avon, Warwickshire, CV37 6UW

21 Avenue Road, Stratford-upon-Avon



Second Floor



Ground Floor

Garage



First Floor

Approximate Gross Internal Area
 Ground Floor = 130.09 sq m / 1400 sq ft
 First Floor = 97.43 sq m / 1049 sq ft
 Second Floor = 57.40 sq m / 618 sq ft
 Garage = 10.61 sq m / 114 sq ft
 Total Area = 295.53 sq m / 3181 sq ft

Illustration for identification purposes only,
 measurements are approximate, not to scale.



- Highly desirable location
- Five bedrooms/four reception/three bathroom residence
- G.I.A over 3,000 sq.ft plus short garage
- A quarter acre plot (0.26) Westerly facing to rear
- Spacious and well planned
- Close to town
- Presenting further opportunity
- NO UPWARD CHAIN



Guide Price £1,495,000

Located in the highly desirable Avenue Road, a detached five bed, four reception, three bath 1930s family home of distinction. Located off the coveted middle section of Avenue Road behind an in and out driveway, twin entrances give access to a block paved driveway with planted borders and beds. Good privacy is afforded by mature hedges and a gated access leads round to right hand side via a covered walkway and store to a walled terrace immediately adjoining the rear of the property. The property is set on a truly beautiful plot of just over a quarter of an acre (0.26) and extends to over 3,000 sq. ft (3,181) of mainly three storey construction of brick under pitched tiled roof. The property has been extended and offers further potential through its extant planning, Ref 21/03011/FUL (21st September '21) for substantial additions and alterations if required.

ACCOMMODATION

LOGGIA PORCH

and front door to:

ENTRANCE HALL

with stone floor, stairs to first floor

GROUND FLOOR FITTED CLOAKROOM

with WC and wash hand basin.

SITTING ROOM

with exposed hardwood floor, bay window to front, wood burning stove and open to:

DINING ROOM

with French doors to rear, continued flooring.

GARDEN ROOM

with French doors.

OFFICE/SNUG

with fitted bookshelves.

FAMILY KITCHEN/BREAKFAST ROOM

with space for family table, parquet style floor, door to rear, understairs cupboard and open to Kitchen with range of base and wall cupboard and drawer units incorporating a long breakfast bar, Neff induction hob, two Neff ovens, integrated fridge and freezer, integrated dishwasher.

LAUNDRY & BOOT ROOM

with sink, space for number of appliances, fitted cupboards. Door to garage.

FIRST FLOOR

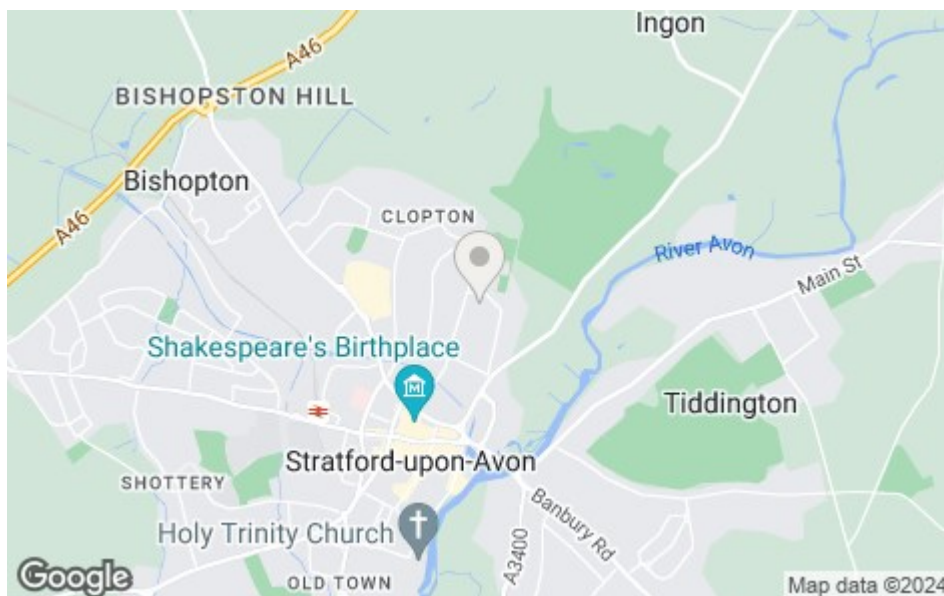
stairs rise to a split landing, airing cupboard with hot water tank, stairs to second floor, understairs cupboard.

PRINCIPAL BEDROOM SUITE

an excellent sized room with EN SUITE DRESSING ROOM/NURSERY/GYM and EN SUITE SHOWER ROOM.







BEDROOM

overlooking rear.

BATH AND SHOWER ROOM

with freestanding tub bath, WC, wash hand basin to stand and shower cubicle.

BEDROOM

rear

Taking the stairs to the

SECOND FLOOR LANDING

GUEST BEDROOM

with three Velux rooflights, dressing area and EN SUITE SHOWER ROOM and door to eaves storage.

BEDROOM

with Velux rooflight and wardrobe cupboard.

OUTSIDE

GARAGE

with twin doors to front, Baxi gas fired central heating boiler.

GENERAL INFORMATION

TENURE: The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

SERVICES: We have been advised by the vendor that mains electric, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

CONSERVATION AREA: The property lies in a CONSERVATION AREA.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band G.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.





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serving South Warwickshire & North Cotswolds

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