

Peter Clarke



34 Eton Road, Stratford-upon-Avon, CV37 7ER

- Detached home with versatile accommodation
- Three bedrooms to the first floor and two bedrooms on the ground floor
- Kitchen with utility room
- Generous and mature gardens to rear
- Sitting/dining room
- Driveway and garage
- Popular residential area
- Good size conservatory



£750,000

A versatile four/five bedroom detached chalet home, located in a highly desirable residential area to the south of Stratford town centre. Further benefits include mature gardens, driveway, integral garage, sitting/dining room, conservatory, bathroom and ground floor wet room.

#### ACCOMMODATION

Entrance porch. Entrance hall with understairs cupboard, door to garage. Sitting/dining room with window to rear, sliding door to conservatory, feature gas fireplace. Kitchen with window to side, range of matching wall and base units with work top over incorporating two and a half bowl stainless steel sink, four ring gas hob with brushed metal extractor fan hood over, integrated double oven, space for fridge freezer and dishwasher, vinyl tile effect flooring. Utility room with doors to front and rear, range of wall and base units incorporating stainless steel sink and drainer, space for washing machine, part tiled walls, tiled floor. Rear hall with linen cupboard. Ground floor bedroom with windows to front and side, range of fitted wardrobes. Second bedroom currently used as a study. Wet room with shower, wash hand basin unit, wc, chrome heated towel rail, non-slip flooring. Conservatory with a mix of brick and double glazed framework, upvc framework, wall mounted A/C and hot heater air unit, tiled flooring. Integral garage with electric up and over door, power and light, concrete screed flooring.

Landing with airing cupboard housing immersion water tank. Bedroom one with dormer window to side, range of wardrobes, eaves storage cupboard. Bedroom two with dormer window to side, fitted double wardrobes, fitted drawers and padded seat, shelving. Bedroom three with skylights, walk in cupboard housing gas boiler, stripped wood flooring throughout. Bathroom with opaque window to side, bath, shower cubicle, wash hand basin with cupboards below, wc, tiled walls, vinyl flooring.

Outside to the front a low brick wall boundary, brick paved driveway, mainly laid to lawn, planted beds, paved pathways, exterior light, gate to side. Rear garden with paved pathways, patios, mainly laid to lawn, planted beds, shrubs, trees, summerhouse/workshop and timber shed, power point and tap.

#### GENERAL INFORMATION

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

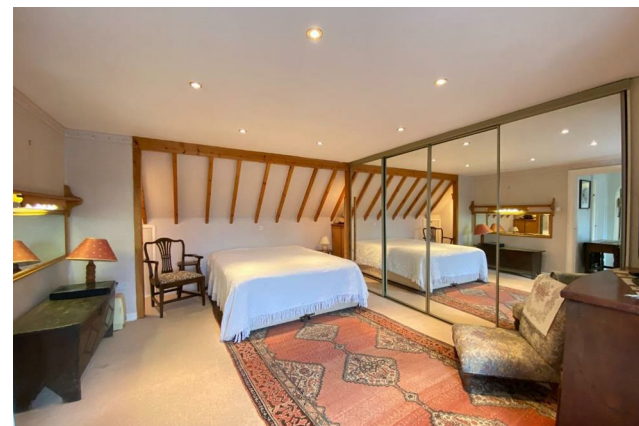
**SERVICES:** We have been advised by the vendor that mains electricity, gas, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts. Gas central heating.

**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.

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

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

**VIEWING:** By Prior Appointment with the selling agent.



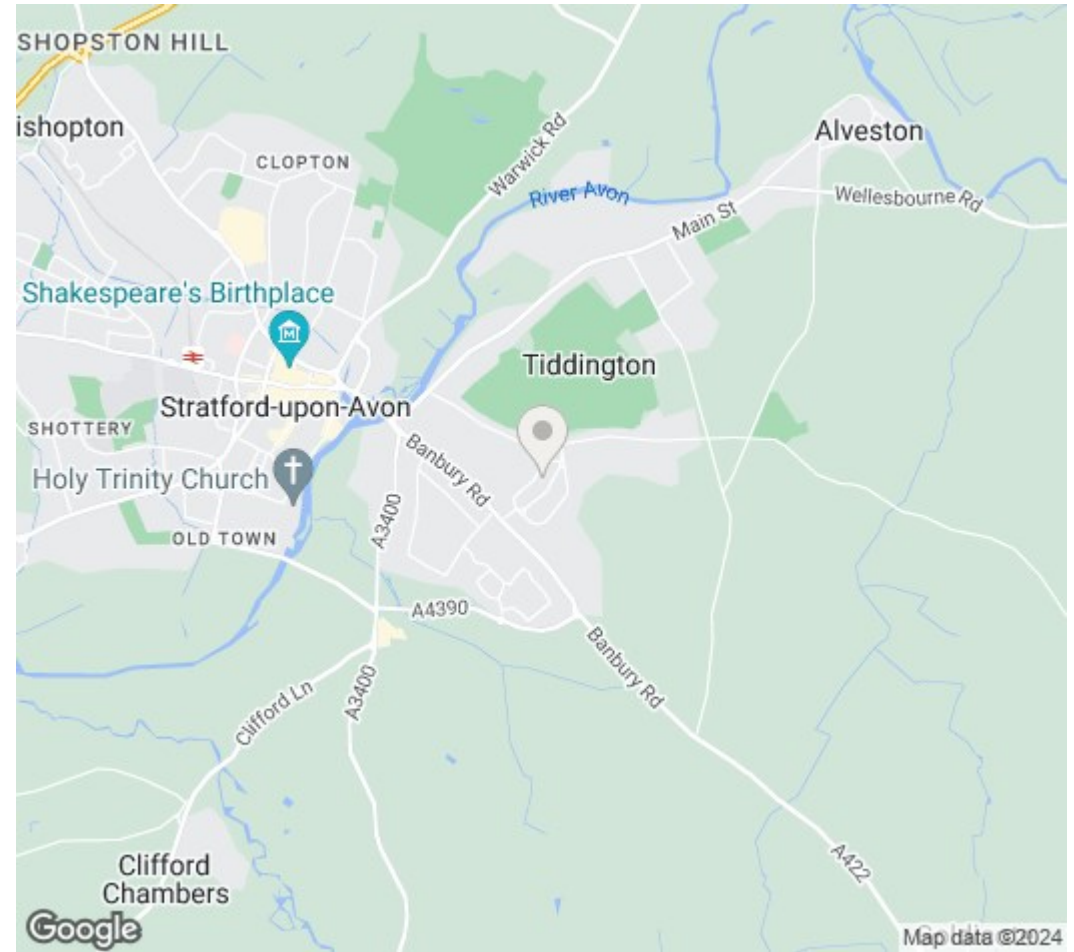
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Approximate Gross Internal Area = 247.2 sq m / 2661 sq ft  
(Including Garage)

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





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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