



# tag

estate agents



**4 Willow Drive, Tewkesbury, GL20 7GA**  
**Guide Price £465,000**

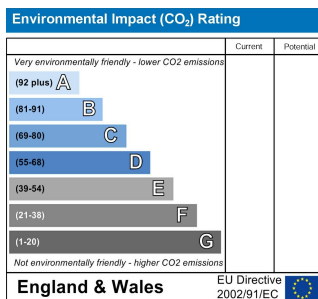
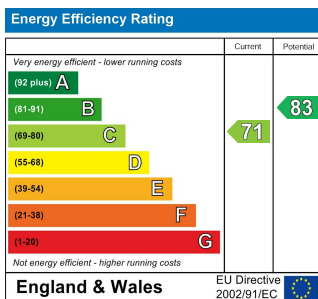
**Tewkesbury:** The Ancient Grudge, 15 High Street, Tewkesbury, GL20 5AL. Tel. 01684 275276 Fax. 01684 276661  
**Walton Cardiff:** 4 Columbine Road, Walton Cardiff, Tewkesbury, GL20 7SP. Tel. 01684 295417 Fax. 01684 851780

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## Situation

Willow Drive is located on the development of Walton Cardiff. It is within easy walking distance of parks, local shops, takeaway and a public house. It is also within walking distance of John Moore Primary School Ofsted rate 'Good' and the community centre which holds various activities on a regular basis.

Walton Cardiff is on a regular bus route to Cheltenham (9 miles away) and to the historic market town of Tewkesbury (2 miles) which has many stunning Tudor buildings as well as a wealth of leisure, health, educational and arts facilities whilst its close proximity to the motorway and railway station provides easy access to the rest of the country.

## PROPERTY SUMMARY

- FOUR Bedrooms
- TWO Shower Rooms
- Utility Room
- Downstairs W.C
- Double Garage & Parking
- Rear Garden
- Cul-De-Sac Location
- UPVC D.G & GAS C.H
- Kitchen/Dining Room
- Council Tax Band D





## Description

This spacious **FOUR BEDROOM DETACHED** family home is located on the ever popular residential area of Walton Cardiff. The property is situated in cul de sac location overlooking an open area to the front.

The accommodation comprises a welcoming entrance hall, refitted downstairs W.C, study to front of the property, front to back lounge with French doors to the rear garden, fitted kitchen/dining room with double oven, integrated fridge freezer and integrated dishwasher which also has French doors leading out into the rear garden, where there is a summer house tucked neatly behind the garage.

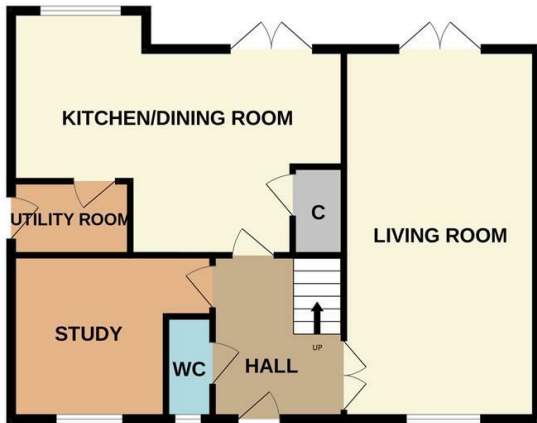
On the first floor there are three double bedrooms, one single bedroom, a refitted family shower room, with the principal bedroom having the added benefit of a refitted en suite shower room.

The property is further complemented by gas central heating, double glazing, enclosed rear garden and a **DOUBLE GARAGE** with power and lighting and off road parking with **ELECTRIC CAR CHARGING POINT** situated behind two lockable gates.

Viewing comes highly recommended to appreciate exactly what this property has to offer.

Please call our team today to book your appointment to view on 01684 275276.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Living Room**

11'08 x 22'03 (3.56m x 6.78m)

**Study**

9'01 x 10'03 (2.77m x 3.12m)

**Kitchen**

20'00 (max) x 9'08 (6.10m (max) x 2.95m)

**Utility Room**

6'01 x 5'06 (1.85m x 1.68m)

**Bedroom 1**

10'06 x 13'10 (3.20m x 4.22m)

**En Suite**

7'07 x 4'04 (2.31m x 1.32m)

**Bedroom 2**

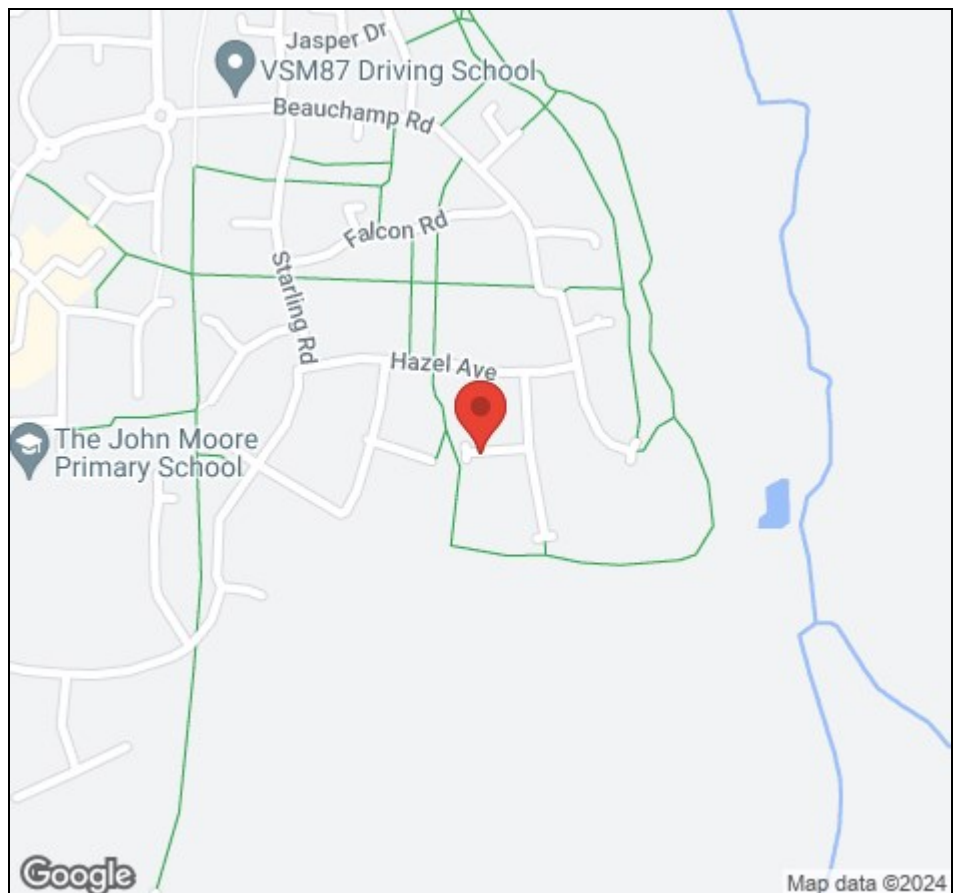
11'09 x 11'01 (3.58m x 3.38m)

**Bedroom 3**

11'08 x 8'04 (3.56m x 2.54m)

**Bedroom 4**9'03 x 6'10 (min) 11'036 (max)  
(2.82m x 2.08m (min) 3.35m (max))**Shower room**

8'09 x 5'11 (2.67m x 1.80m)



Viewing strictly by appointment via Tag Estate Agents – 01684 275 276

Email: [info@tagestateagents.co.uk](mailto:info@tagestateagents.co.uk)

Agents Note: Room sizes quoted are approximate and should be used for guidance purposes only.

All appliances, fittings or heating systems have not been tested. Buyers are advised to seek verification from their surveyor or legal representative.

P Gregory & V Davis trading as Tag Estate Agents Ltd.