



SALES & LETTINGS



Lichfield Drive, Warden Hill, Cheltenham
Gloucestershire GL51 3DR

£415,000

- Stunning Extended Family Home
- Hugely Desirable Location
- Corner Plot
- Lounge/Diner
- Extended Kitchen Breakfast Room
- Conservatory
- Re-Fitted Kitchen
- Re-Fitted Four Piece Bathroom Suite

The Property

TG Sales are delighted to present this beautifully maintained three-bedroom family home, ideally located in the heart of Warden Hill on a generous corner plot.

The ground floor has been thoughtfully extended to create a spacious layout—perfect for family life or entertaining. Step through the porch into a welcoming hallway with access to the modern kitchen and a bright dual-aspect lounge/diner that flows into a sunny conservatory. Stairs lead to the first floor.

Upstairs, you'll find three well-proportioned bedrooms. Bedrooms two and three include built-in wardrobes, while bedroom one features a charming bay window that fills the room with natural light. The stylish four-piece bathroom adds a touch of luxury.

Outside, enjoy beautifully landscaped front and rear gardens, plus ample off-road parking on the gravel driveway.

Don't miss out—get in touch today to arrange your viewing!



Situation

The parish of Leckhampton with Warden Hill is situated to the south of Cheltenham, linked to Cheltenham to the north and east by developments along Leckhampton Road. The parish has easy access to Cheltenham by foot, bicycle, car and bus and good access to services. It is a largely residential parish and borders the Cotswolds AONB and Leckhampton Hillscarp which are popular walking destinations for local residents and people from further afield. There is a thriving shopping centre in the Bath Road as well as supermarkets within easy reach and local shops on Leckhampton Road and in Salisbury Avenue.

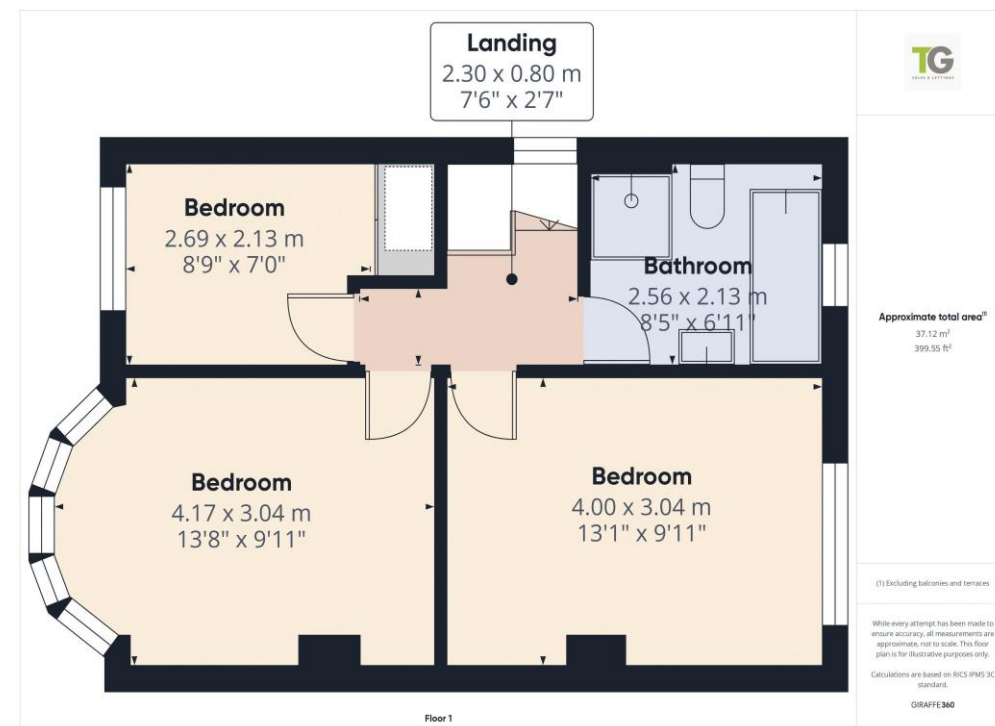
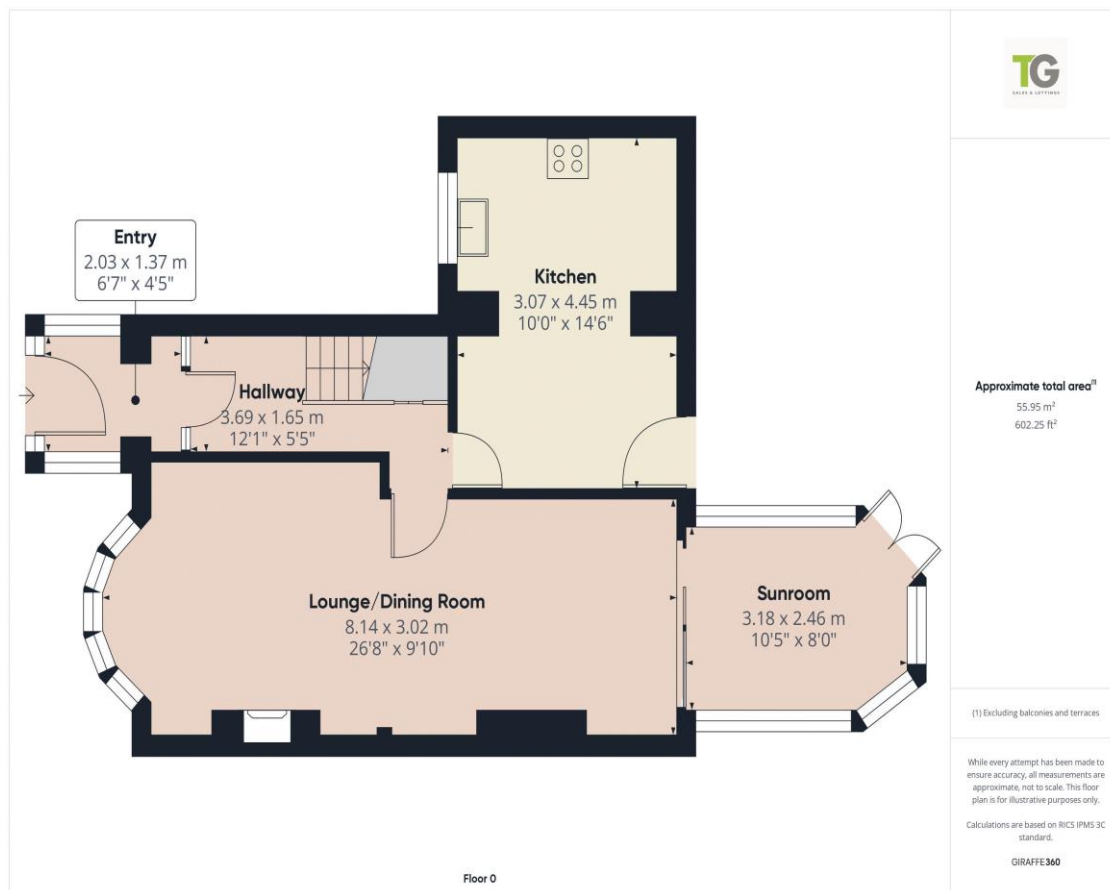
Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band C





Head Office
TG Sales & Lettings
48 Stroud Road
Gloucester
Gloucestershire
GL1 5AJ
Tel: 01452 311776
Email: info@tgres.co.uk
Website: www.tgres.co.uk



T G Sales & Lettings and any parties they are acting for hereby give you notice that: These details are for guidance only and cannot guarantee the accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. T G Sales & Lettings will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. Buyers are advised to seek advice from their legal representation. T G Sales & Lettings is a limited liability partnership registered in England and Wales. Registered Number: 9763381 Registered Office: 48 Stroud Road, Gloucester, Gloucestershire, GL1 5AJ.