



29 Cavendish Avenue, Churchdown, Gloucester, GL3 2HN

£490,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Situated in the sought-after heart of Churchdown Village, this extended detached home offers a perfect balance of indoor and outdoor living, with versatile spaces designed for modern family life.

The ground floor boasts a spacious lounge/diner which flows seamlessly into the large, well-equipped kitchen, which is ideal for family meals and entertaining. Off the kitchen there is a bright conservatory, offering additional living space with views over the garden. For those working from home, the garage has been partially converted into a practical home office, while the rest of the ground floor is complete with a utility area and convenient WC. A ground-floor double bedroom offers flexibility for guests or extended family.

Upstairs, the property features three generously sized double bedrooms. The impressive master bedroom includes a spacious, modern ensuite, and ample storage. A well-maintained family bathroom serves the other bedrooms.

Outside, the rear garden is perfect for entertaining and relaxation, featuring a summer house equipped with a shower, ideal for hosting guests or creating a unique outdoor retreat. The space is perfect for summer barbecues or outdoor gatherings.

With a prime location close to Churchdown's local amenities, schools, and parks, this home is perfect for families looking for both space and convenience.

### Agents Note

Freehold.

EPC Rating: E53

Tewkesbury Borough Council Band: D -


Circa £2,126 per annum.

Mains Gas, Electric and Water are believed to be connected.

Fibre Broadband is available in the area.

- 4 Double-Bedroom Detached Home
- Large Kitchen with Conservatory
- Private Garden with Summer House
- EPC Rating - E53
- Ground-floor Double Bedroom and Home Office
- Master Bedroom with Ensuite and Fitted Storage
- Utility Room, WC, and Partially Converted Garage
- Council Tax Band - D

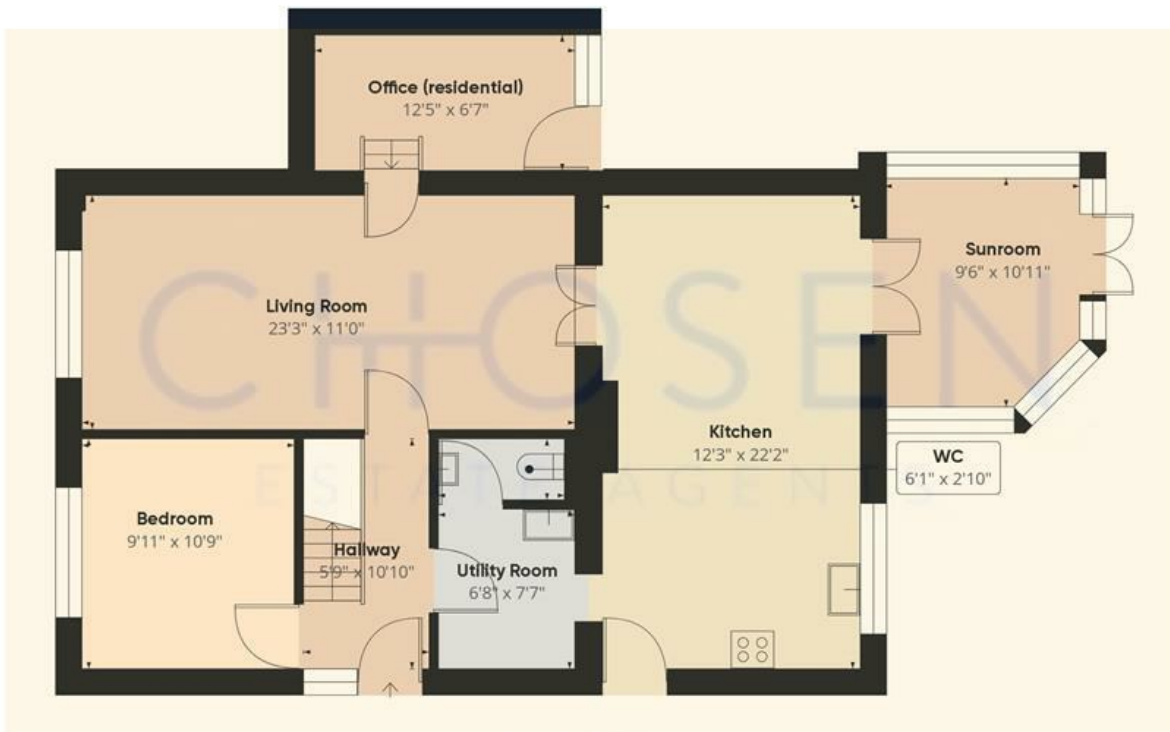
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

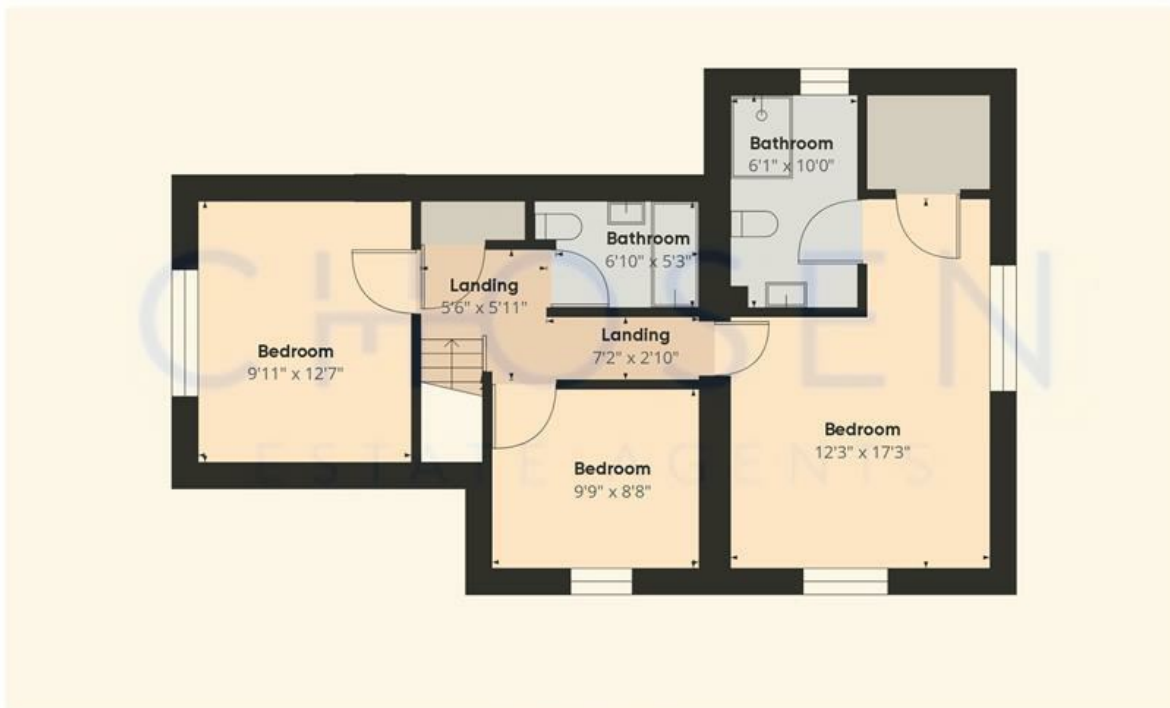








Floor 0 Building 1



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Approximate total area<sup>(1)</sup>

1526.86 ft<sup>2</sup>

Reduced headroom

0.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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