



Hillview, Morley Avenue, Churchdown, GL3 2BH

£440,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Welcome to this charming four-bedroom detached family home, nestled in the heart of the ever-popular Churchdown. With its versatile layout and potential to personalise, this property offers an ideal opportunity to create your dream home.

Upon entering, you are welcomed by a spacious entrance hall leading to the heart of the home. The large kitchen/diner provides a great space, perfect for both family meals and entertaining guests. For more formal occasions, there is a separate dining room that offers a cosy setting for special gatherings. The generous sitting room provides a relaxed environment for family living, while the additional conservatory, with its lovely garden view, floods the space with natural light - the perfect spot to unwind.

A convenient WC on the ground floor adds to the home's functionality, making it well-suited for modern family life.

Upstairs, the first floor boasts four generously sized bedrooms, each offering ample space and versatility. The master bedroom benefits from its own en-suite, providing a private retreat from the rest of the household. The remaining three bedrooms are well-proportioned and share access to the family bathroom.

Externally, the property continues to impress. The driveway provides parking for two vehicles, while the garage adds further storage options. The rear garden is a delightful space, ideal for outdoor dining, play, or relaxation.

With its sought-after location, generous proportions, and the potential to make it your own, this property is a must-see for families seeking their next home in Churchdown.

Agents Note

Freehold.

EPC Rating: D61

Tewkesbury Borough Council Band: E

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

- Substantial Four Bedroom Detached Home
- Versatile Open-Plan Living
- Sought After Location Close To Local Schools
- Enclosed Rear Garden
- Living Room, Dining Room, Conservatory, And Kitchen-Breakfast Area
- Garage And Driveway Providing Off Road Parking For Two Vehicles
- EPC Rating: D61
- Council Tax Band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		





Floor 0



Floor 1

Approximate total area⁽¹⁾

1268.53 ft²

Reduced headroom

13.91 ft²

(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.

GIRAFFE360