



307 Hatherley Road, Cheltenham, GL51 6HT

£585,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Nestled on the desirable Hatherley Road in Cheltenham, this extended four-bedroom semi-detached home offers a perfect blend of modern living and spacious comfort. The property has been thoughtfully modernised throughout, ensuring a contemporary lifestyle for its new owners.

Upon entering, you are greeted by an abundance of natural light. The heart of the home is undoubtedly the stunning open plan kitchen, dining, and living area, which creates a warm and welcoming atmosphere, ideal for family gatherings or hosting friends. This expansive space is designed to cater to the needs of modern living, allowing for seamless interaction and flow.

In addition to the main living areas, the property features a separate office space, perfect for those who work from home or require a quiet area for study.

The four well-proportioned bedrooms offer comfortable accommodation for families, while the two bathrooms ensure convenience for all.

One of the standout features of this property is the self-contained annex located in the rear garden. This versatile space can serve as a guest suite or a home office, providing additional flexibility to suit your lifestyle.

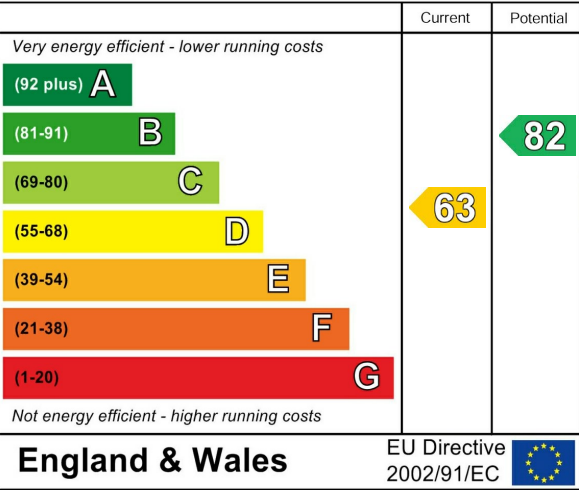
Parking is a breeze with space for two vehicles, making this home not only practical but also highly desirable. With its prime location and modern amenities, this semi-detached house on Hatherley Road is an exceptional opportunity for those seeking a family home in Cheltenham.

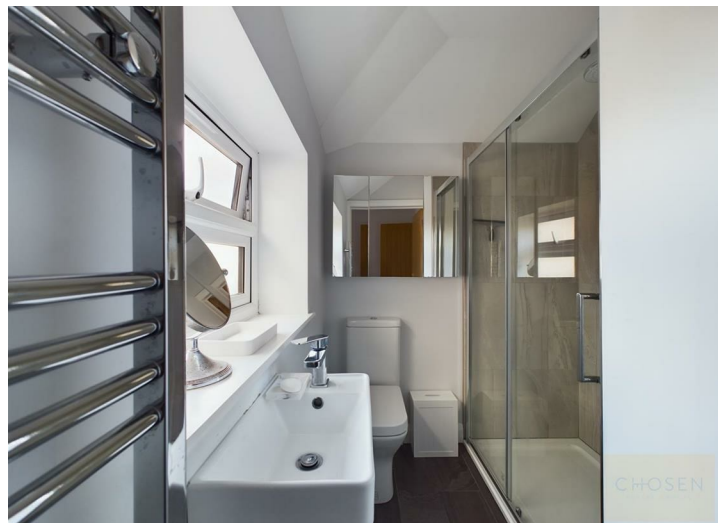
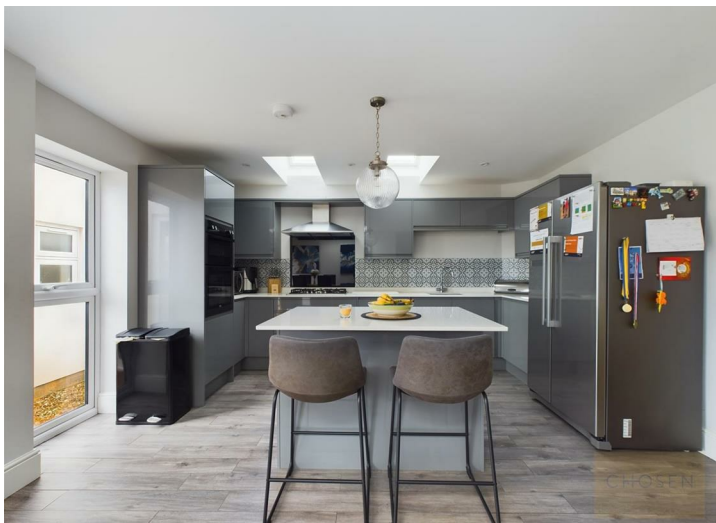
Agents Note.
Freehold
EPC Rating: D63
Cheltenham Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

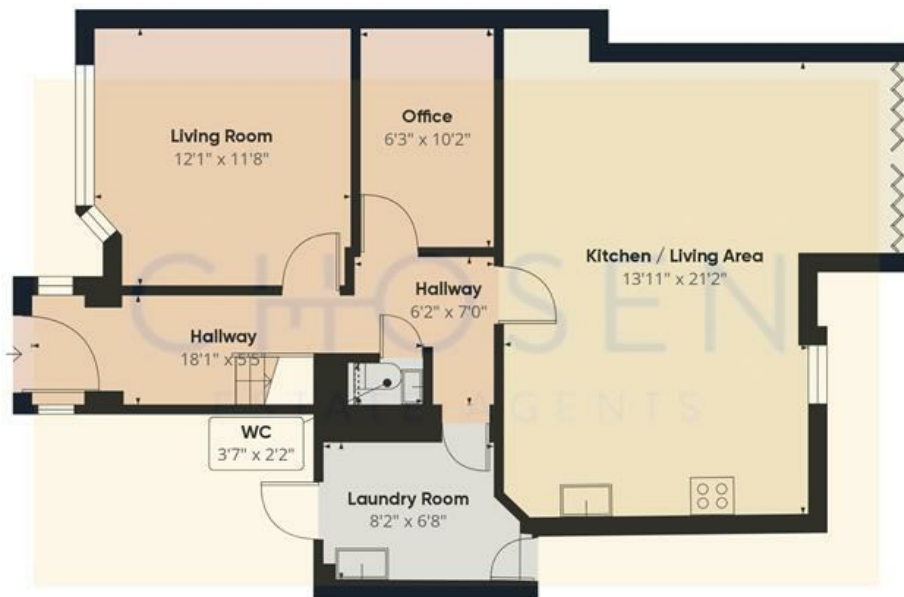
Flood Risk:
Rivers & Seas No Risk
Standard 6 mbps
Superfast 121 mbps
Ultrafast 1000 mbps

- Extended Four Bedroom Semi-Detached Home
- Open Plan Living/Kitchen/Dining Space
- Downstairs WC, Family Shower-Room, And En-Suite To Bedroom One
- Self Contained Annexe
- EPC Register: D63
- Beautifully Modernised Throughout
- Separate Snug And Office
- Enclosed Rear Garden
- Driveway Providing Two Off Road Parking Spaces
- Cheltenham Borough Council Tax Band: B

Energy Efficiency Rating







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1482.52 ft²

Reduced headroom

0.41 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.

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