



40 Chosen Drive, Churchdown, Gloucester, GL3 2QT

£390,000

CHOSEN  
ESTATE AGENTS

## THE PROPERTY

Tucked away in a sought-after cul-de-sac within Churchdown, this beautifully presented three-bedroom semi-detached home offers spacious and modern living, with the added benefit of backing directly onto John Daniels Way Park, providing picturesque green views and a wonderful sense of privacy.

Stepping inside, you are welcomed into a bright and airy entrance hall leading through to the generous sitting room, which is flooded with natural light and provides a comfortable space for relaxation. To the rear of the property, both the kitchen and dining room boasts views of the rear garden. The ever useful WC completes the downstairs space.

Upstairs, the property boasts three well-proportioned double bedrooms. The main bedroom is fantastic double with views to the rear. The further two bedrooms offer flexibility, ideal for children, guests, or even a home office. The contemporary family bathroom is finished to a high standard, offering a sleek and functional space.

Externally, the private rear garden enjoys direct access to John Daniels Way Park, providing uninterrupted green views and a peaceful outdoor retreat. The garden itself is well-kept, with a mix of lawn and patio areas, perfect for enjoying the warmer months. To the front, the property benefits from off-road parking and a garage, offering excellent storage or potential for conversion, subject to the necessary consents.

Situated in a highly desirable location, this home is within easy reach of local schools, amenities, and transport links, making it ideal for families and professionals alike. Offering a perfect blend of modern living and a fantastic location, this home is not to be missed.


Agents Note.  
Freehold  
EPC Rating: D60  
Tewkesbury Borough Council Band: C  
Mains Gas, Electric and Water are connected.

Flood Risk:  
Rivers & Seas Very Low  
Surface Water Very Low  
Standard 16 mbps  
Ultrafast 1000 mbps

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- Well Presented Three Bedroom Semi-Detached Home
- Incredibly Desirable Location
- Modern Bathroom
- Living Room And Dining Room
- Driveway Providing Off Road Parking For Multiple Vehicles
- Enclosed Rear Garden
- Backs Onto John Daniels Way Park
- Garage
- EPC Rating: D60
- Council Tax Band: C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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



Floor 1

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

912.02 ft<sup>2</sup>

Reduced headroom

2.65 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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