



83 Snowdon Gardens, Churchdown, Gloucester, GL3 1JL

£460,000

CHOSEN  
ESTATE AGENTS



## THE PROPERTY

This beautifully maintained four bedroom detached family home benefits from a substantial double storey extension, offering over 1,200 sq. ft. of living space, a garage and a generous plot. Situated in a popular residential location, it is ideal for families looking for both space and convenience.

The welcoming hallway leads into a bright and airy bay-fronted living room with feature fireplace, providing a comfortable family lounge. To the rear, the extension creates a fantastic second reception room with patio doors opening onto the garden – perfect as a family room or additional lounge. A separate dining room sits at the heart of the home, linking directly to a fitted kitchen with ample storage and integrated appliances.

Upstairs offers four well-proportioned bedrooms, including a spacious master bedroom. Two bathrooms (one family bathroom and an additional shower room) provide practicality for busy households.

The property enjoys a generous corner plot with gardens to the front and rear, offering both lawned and patio areas for outdoor entertaining. A detached garage and block-paved driveway provide ample off-road parking.

Agents Note.

Freehold

EPC Rating: TBC

Tewkesbury Borough Council Tax Band: D

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Flood Risk:

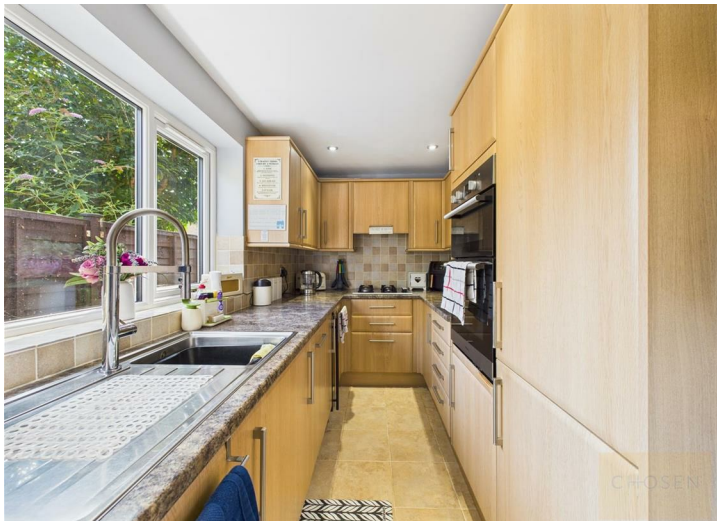
Rivers & Sea: Very Low

Surface Water: Very Low

- Four Bedroom Detached Family Home
- Double Storey Extension
- Three Reception Rooms
- Front And Rear Gardens
- Bathroom And Shower Room
- Popular Residential Area Close To Local Amenities
- EPC Rating: TBC
- 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>                            |                            |                                                                                       |
| (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<br>2002/91/EC |  |







Floor 0

Approximate total area<sup>(1)</sup>  
1222 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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