

CR COOK Residential

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- SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- OPEN PLAN KITCHEN-LIVING-DINING-ROOM
- TWO BATHROOMS
- GENEROUS REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING

Guide Price £550,000

Hatherley Road

Hatherley

GL51 6EW

Hatherley Road, Hatherley

A beautifully presented and extended semi-detached family home situated in the popular area of Hatherley. Built in the 1930s, the bay-fronted property offers three bedrooms, a generous open-plan kitchen-dining-family room, a sitting room, study/bedroom four, a family bathroom and a shower room.

The property enters a porch before stepping into a spacious hallway with tiled flooring and space for hanging coats. There are stairs to the first floor and doors to the downstairs reception rooms. The bay windowed sitting room looks to the front of the property, and there is wood effect flooring, picture rails and cornicing.

Across the rear of the property is a bright and generous kitchen-dining-family room with views out to the rear garden and a double French door leading out to the decking area.

The kitchen offers tiled flooring and a range of fitted wall and base units with wood effect worktops, tiled splashbacks and a ceramic inset sink and drainer with a mixer tap. Integrated appliances include a gas hob, extractor hood, double oven, microwave, dishwasher, and fridge freezer.

The dining and family areas have wood-effect flooring, a feature fireplace with an inset coal-effect fire, built-in shelving to one side of the chimney breast, ample space for a dining table and chairs, and living furniture.

A utility room and shower room are accessed via the kitchen or study/bedroom four. There is space in the utility room for a washing machine and tumble drier, and the shower room has a white suite comprising a shower enclosure, basin and a low-level W.C.

A good sized study/bedroom four looks out to the front of the property and offers neutral carpeting.

The first-floor landing area upstairs offers carpeted flooring, and a hatch leading to the loft space above. The bedrooms, which are two doubles and a single, have exposed wood



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floorboards, with the main bedroom looking out over the front of the property and bedrooms two and three looking out over the rear garden.

The family bathroom offers tiled flooring, part tiled walls and a white suite comprising a free-standing claw foot bath, a shower enclosure, a low-level W.C. and a basin.

Outside space to the rear is a large, enclosed garden laid to lawn with a raised decking area perfect for alfresco dining. There is a garden shed at the end of the garden, outside lighting and a water tap. To the front is a gravelled driveway with off-road parking for several vehicles.

Tenure - Freehold
Council tax band - D

Hatherley is a suburb of Cheltenham and provides excellent access to the A40 and M5, as well as being on many regular bus routes to the town centre. Major supermarkets and local amenities, including a doctor's surgery, library, and two local gastro-pubs, are all within easy reach. The Cheltenham Spa train station and the popular Tivoli, Lansdown, and Montpellier districts. Hatherley is often sought-after due to its excellent catchment for primary and secondary schools.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors.

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