

CR  
COOK  
Residential

01242 500 259  
www.cookresidential.co.uk



- FREEHOLD
- DETACHED
- PRIVATE PARKING
- SOUGHT AFTER LOCATION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS

Offers in Excess of £600,000

**Barrington Avenue, Cheltenham**

**GL51 6TY**

# Barrington Avenue, Cheltenham

Cook Residential are pleased to present to the market this well-appointed Freehold detached family home.

This beautiful property is set in a sought-after quiet location with excellent access to Cheltenham Centre, GCHQ, M5 and surrounding locations within the Cotswolds comprises of four large bedrooms with two reception rooms and two bathrooms.

The ground floor comprises of a bright and accommodating entrance hall leading through to the sitting room and dining room opening out onto the rear garden.

The kitchen to the rear of the property offers excellent living space and entertaining space for all potential buyers overlooking the rear gardens with access to the conservatory.

A third reception room, utility room and w/c complete the ground floor.

Up the stairs to the first you enter onto the landing which leads through to the Master bedroom with en-suite.

There are also 3 further bedrooms on this floor as well as a family bathroom. The garden to rear is lawned with a patio ideal, for enjoying the sunshine and entertaining.

This property is situated in the popular area of The Redding's in west Cheltenham. The Redding's neighbours Hatherley and provides excellent



*Passionate About Property...*



access to the A40 and M5 as well as a regular bus route to the town centre. Major supermarkets and local amenities are all within easy reach.

Council Tax Band: F

Tenure: Freehold

EPC: D

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

*Passionate About Property...*

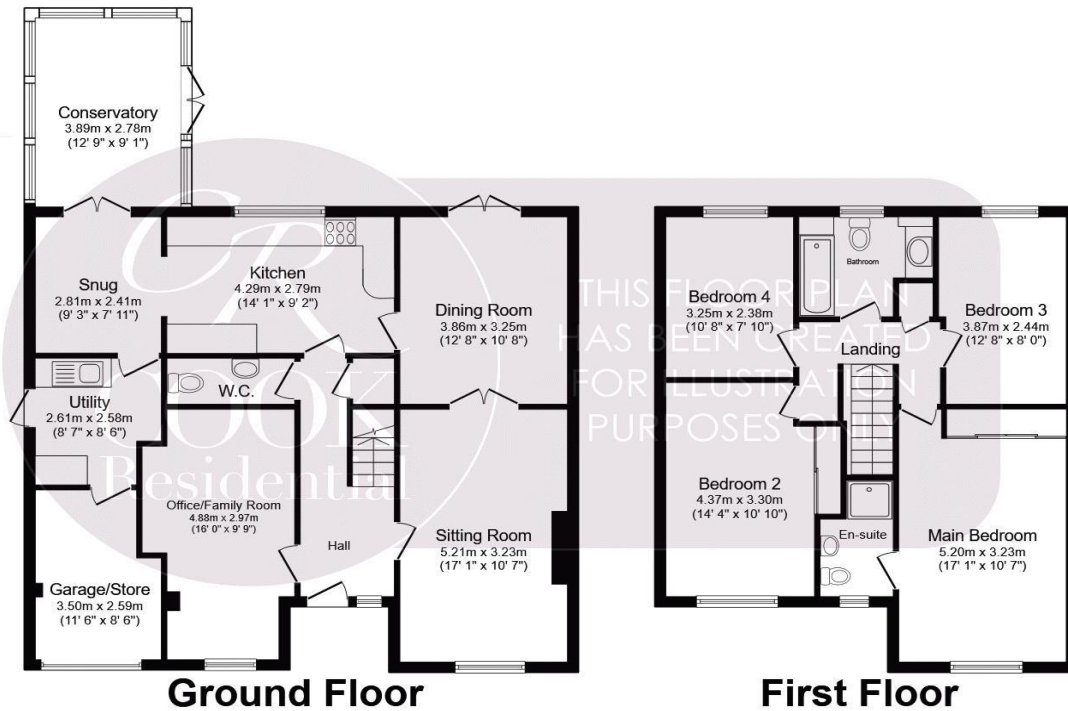


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
1-34	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



Total floor area 165.2 m<sup>2</sup> (1,778 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



