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Residential

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- ATTRACTIVE FOUR BEDROOM SEMI DETACHED EDWARDIAN VILLA
- BALCARRAS SCHOOL PRIORITY CATCHMENT
- OFFERED WITH NO ONWARD CHAIN
- STUNNING LANDSCAPED SUNNY LAWNED REAR GARDEN
- MODERN STUDIO/ GARDEN OFFICE WITH ATTACHED SHED
- DRIVEWAY PARKING WITH SIDE ACCESS

Guide Price £740,000

Haywards Road, Cheltenham

GL52 6RQ

Haywards Road, Cheltenham

Nestled in the esteemed Haywards Road, this enchanting traditional bay-fronted, semi-detached three-storey family home captures the essence of refined living with its sweeping rooftop views and a generously sized, securely enclosed rear garden of approximately 100 feet.

Off-road parking benefits the property, enhancing its appeal as a premium family residence.

Located within the priority catchment area for the highly regarded Balcarras School and, this home is offered to the market with no onward chain. The residence radiates a light and airy ambience throughout its well-appointed spaces.

Upon entering, the welcoming entrance hallway leads you to an elegant living room adorned with a charming bay window that bathes the space in natural light as well as benefiting from a charming log burning stove. The journey continues to a sophisticated dining room that seamlessly flows into an expansive open-plan family room. This central gathering area is complemented by a dual-aspect modern fitted kitchen equipped with French doors that open onto the picturesque garden, perfect for alfresco dining and entertaining.

Upon entering the first floor, the landing provides access to the second bedroom—a spacious double complete with an ensuite shower room. Also on this floor are the third and fourth bedrooms, both substantial doubles featuring ample storage solutions.

The impressive principal bedroom is on the top floor. It is a sanctuary offering ample built-in storage and a private ensuite shower room, ensuring a private and serene retreat from the bustling family life below.

Further enhancing this property is a versatile outbuilding with a shed and an annex/home office complete with a w/c—ideal for remote work or creative pursuits. The beautifully maintained decking is perfect for entertaining and for capturing the magical sunsets.



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The home also boasts period features, a substantial loft space offering additional storage or potential for expansion, and the enduring warmth of gas central heating throughout.

Further benefits include gas central heating throughout, period features, large loft space.

Haywards Road is conveniently located within Balcarras School priority catchment, a short walk from the popular Sixways and amenities in the sought after Charlton Kings village, with Cheltenham Spa town centre and its beautiful public park gardens nearby.

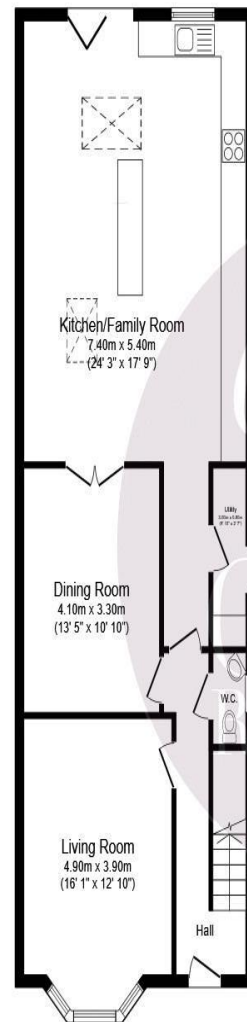
Tenure- Freehold
Council Tax Band - D

ADDITIONAL INFORMATION: Mains water, gas, electricity and drainage are connected to the property. Gas Central Heating.

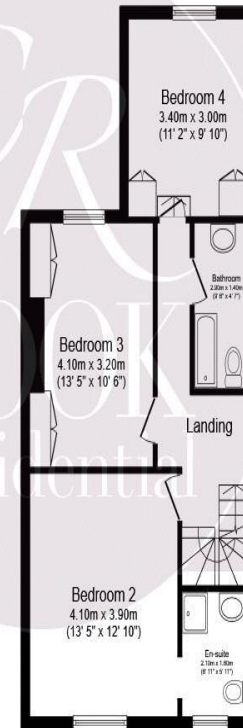
All information regarding the property details, including a position on Freehold, will be confirmed between the seller and purchaser solicitors.

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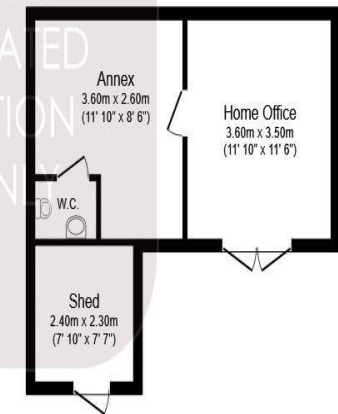
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 200.9 m² (2,162 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

