

CR COOK Residential

01242 500 259

www.cookresidential.co.uk



- NO ONWARD CHAIN
- PRIME CHARLTON KINGS LOCATION
- SINGLE LEVEL LIVING CONVENIENCE
- LAID TO LAWN GARDEN
- PARKING FOR MULTIPLE VEHICLES
- BALACARRAS ACADEMY CATCHMENT AREA



Guide Price £435,000

**Willow Road
Charlton Kings
Cheltenham
GL53 8PQ**

Willow Road, Charlton Kings, GL53 8PQ

Cook Residential is delighted to present this charming two-bedroom bungalow in the highly sought-after area of Charlton Kings. Perfectly positioned within the catchment area for the outstanding-rated Balcarras Academy, this property offers a unique blend of comfort, convenience, and potential. With a spacious driveway, attached garage, and a beautiful rear garden, this bungalow is ideal for those seeking single level living in a prime location. This property also benefits from having No Onward Chain.

Entrance Hall: As you enter the property through the welcoming hallway, you immediately sense the home's inviting atmosphere. The hallway provides convenient access to all the bungalow's main living areas.

Sitting & Dining Room: The generous sitting and dining room is a bright and versatile space featuring carpeting and modern spotlight lighting. French sliding doors open onto the laid-to-lawn rear garden, creating a seamless flow between indoor and outdoor living, perfect for both relaxation and entertaining.

Kitchen: The kitchen is thoughtfully designed with white gloss wall and base units, providing ample storage and a sleek, modern look. Part tiled walls complement the wood-effect flooring. The kitchen offers space for a cooker, dishwasher, and a freestanding fridge freezer, ensuring practicality and functionality. Additionally, there is direct access to the attached garage from the kitchen, making day-to-day tasks easy and efficient.

Bedrooms: The property boasts two comfortable double bedrooms, both located off the main hallway. These rooms offer space for wardrobes and additional furniture, allowing for versatile living arrangements.

Shower Room: The well-appointed shower room is accessible from the hallway and features a walk-in shower, WC, and a sink with a handy storage cupboard. The modern fixtures and fittings make this space both stylish and functional.

Garden: The rear garden is a true highlight, offering a well-maintained lawn and a patio area perfect for outdoor dining and entertaining. It backs onto the Balcarras Academy playing fields.

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Garage and Parking: The property benefits from an attached garage with internal access and a spacious driveway at the front, providing ample parking for multiple vehicles. The front garden is attractively gravelled, adding to the property's curb appeal.

Tenure: Freehold

Council Tax Band: C

Charlton Kings is a desirable residential area, known for its excellent local amenities and outstanding schools. With easy access to Cheltenham town centre and nearby countryside, this location offers the best of both worlds. The property is within the catchment area for Balcarras Academy, an Ofsted-rated outstanding school, making it an ideal choice for families.

A viewing is highly recommended to fully appreciate the quality, comfort, and location of this lovely bungalow.

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

All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

