

HUNTERS[®]

HERE TO GET *you* THERE



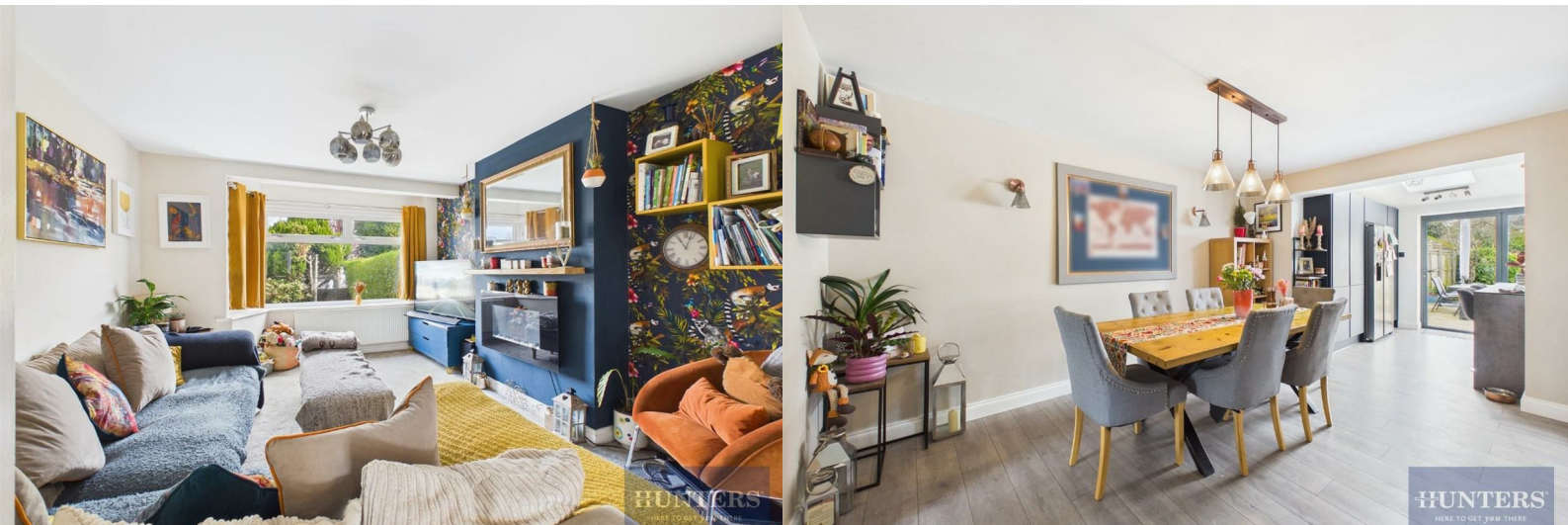
Brooklyn Gardens

Cheltenham, GL51 8LW

Asking Price £395,000



Council Tax: D



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Hunters Estate Agents are delighted to offer for sale, this impressive three-bedroom traditional semi-detached family home benefitting from a ground floor extension housing the highly sought after asset of a kitchen/diner with bi-fold doors to the garden.

Brooklyn Gardens is one of Cheltenham's best kept secrets, tucked away on the west side of central Cheltenham, this small oval of 1950's family homes all have fabulous sized plots enjoying a high degree of privacy.

The accommodation on offer includes the following:

Ground Floor:

The covered entrance leads to a welcoming entrance hall with stairs off to the first floor. At the rear there is a ground floor wc and combined utility room. We have seen these rooms developed into a second bathroom for the ultimate family luxury. To the front there is a very relaxing living room, with a deep bay window. The traditional dining room extends into the new extension across the rear making the 'day space' in this house very impressive. The kitchen is fitted with very modern units with built in appliances. The rear wall is almost fully utilised with a full width bi-fold door opening on to the rear garden. This really is the perfect entertaining house - with the doors fully open the garden/kitchen/breakfast room and dining room all become one big space for guests.

First Floor:

Bedroom one with its deep bay window and bedroom three face the front elevation with bedroom two and the bathroom facing the rear.

Outside:

The property is set back from the main road behind its own fore-garden providing additional off-road parking. The side drive leads to a garage in the rear with remote controlled electric up and over door, mains power and light. At the rear there is a substantial decked terrace leading to the garden which enjoys a high degree of privacy.

We highly recommend this property.

More material Information on this property can be found at:

<https://reports.spectre.uk.com/s/F9JBb>

Tel: 01242 528500

- Traditional Three Bedroom Semi-Detached House
- Large Kitchen/Diner With Bi-Fold Doors
- Garage and Off Road Parking
- Excellent Location for Access to Amentities
- Council Tax Band D | EPC Rating a Very Efficient C (77)

- Extended at the Ground Floor
- Modern Utility with WC
- Private Rear Garden
- Offered For Sale in Lovely Condition
- Tenure - Freehold

Living Room

13'0" x 11'10" (3.97 x 3.61)

Dining Room

13'7" x 10'11" (4.16 x 3.35)

Kitchen / Breakfast Area

9'2" x 16'8" (2.80 x 5.10)

Utility Room / WC

9'10" x 6'7" (3.01 x 2.03)

Bedroom One

13'8" x 11'0" (4.18 x 3.37)

Bedroom two

13'6" x 11'3" (4.12 x 3.43)

Bedroom Three / Office

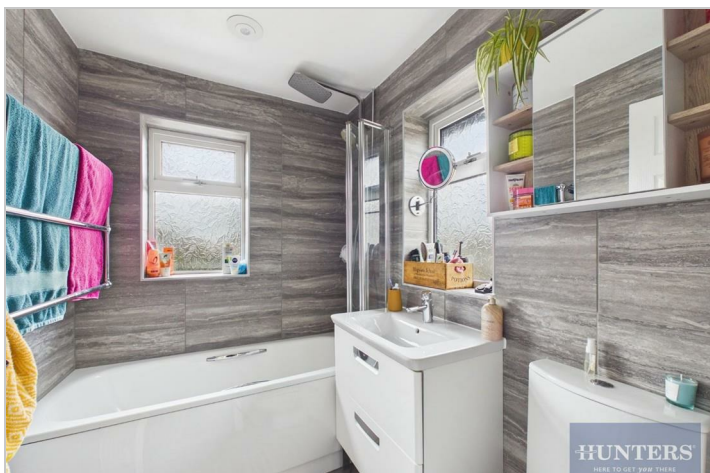
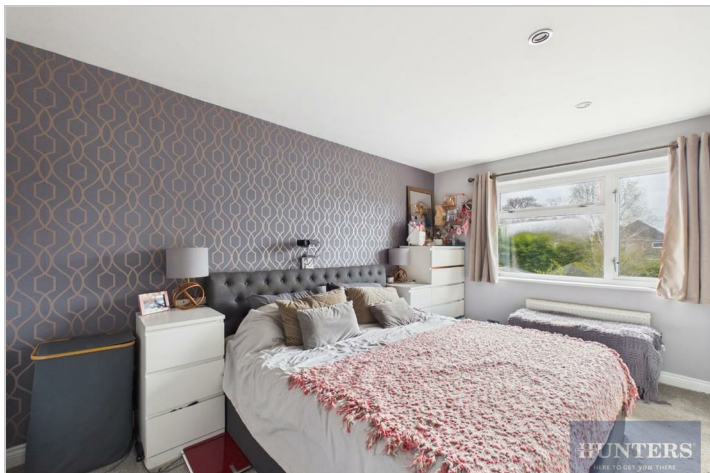
7'11" x 6'8" (2.42 x 2.05)

Bathroom

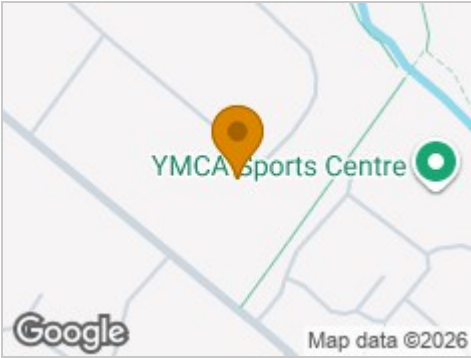
6'10" x 5'6" (2.10 x 1.69)

Garage

17'10" x 10'2" (5.46 x 3.12)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

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Approximate total area⁽¹⁾

115.2 m²
1240 ft²

Balconies and terraces

26.1 m²
281 ft²

(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.

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.