



**R B WALTERS**  
ESTATE AGENTS



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*Hatherley Road, Cheltenham,  
Gloucestershire, GL51 6HR.*

*£550,000*

Beautifully presented and extended this spacious family home benefits from a garden office and has the scope to create a ground floor bedroom with shower facilities.

Located close to Lakeside Primary and within a mile of Cheltenham Bournside, Benhall Primary and Dean Close schools, with Pate's Grammar School a little further away. The property enjoys a most convenient position providing good access to Cheltenham, GCHQ, the new transport hub and the M5 motorway. Everyday amenities and conveniences are all easily accessible making this an ideal home for the modern family.

This semi-detached house has been significantly extended with the heart of the home being the fabulous kitchen/breakfast room. There is an attractive, bay fronted lounge, separate dining/ family room measuring 18ft in length and a further ground floor reception which has a multitude of uses including home office, playroom or ground floor bedroom which would make 5 bedrooms in total. Adjacent to this room is a ground floor WC and with some minor alterations it would be possible to create an en suite shower room thus providing the opportunity to generate an additional income via AirBnB or to accommodate an elderly relative. The first floor has four double bedrooms with the master having an attractive bay front and ensuite facilities and there is a further family bathroom.

Outside to the front is off road parking for three cars whilst the rear garden offers a good degree of privacy with a Southeast aspect. There is an attractive corner where the sellers currently have a hot tub, a good size patio ideal for entertaining and also a home garden office for those who need additional space to work.

## Services

Mains Gas Central Heating, Electric, Mains Water and Drainage, Broadband Available.

### Entrance Hall

### Living Room

13' 5" x 11' 3" (4.09m x 3.43m)

### Dining Room

18' 5" x 11' 1" (5.61m x 3.38m)

### Kitchen/Breakfast Room

15' 5" x 15' 4" (4.70m x 4.67m)

### Office/Ground Floor Bedroom 5

13' 7" x 8' 7" (4.14m x 2.61m)

### Claokroom

5' 0" x 4' 4" (1.52m x 1.32m)

### First Floor Landing

### Bedroom

13' 4" x 11' 3" (4.06m x 3.43m)





**Ensuite**

6' 3" x 6' 0" (1.90m x 1.83m)

**Bedroom**

11' 6" x 11' 4" (3.50m x 3.45m)

**Bedroom**

12' 8" x 8' 7" (3.86m x 2.61m)

**Bedroom**

12' 1" x 7' 6" (3.68m x 2.28m)

**Bathroom**

6' 11" x 5' 6" (2.11m x 1.68m)

**Outside**

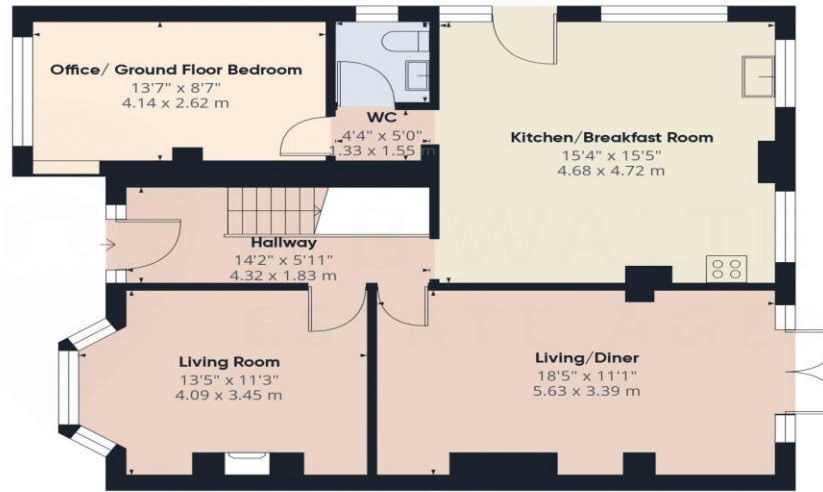
**Driveway Parking Several Cars**

**Rear Garden**

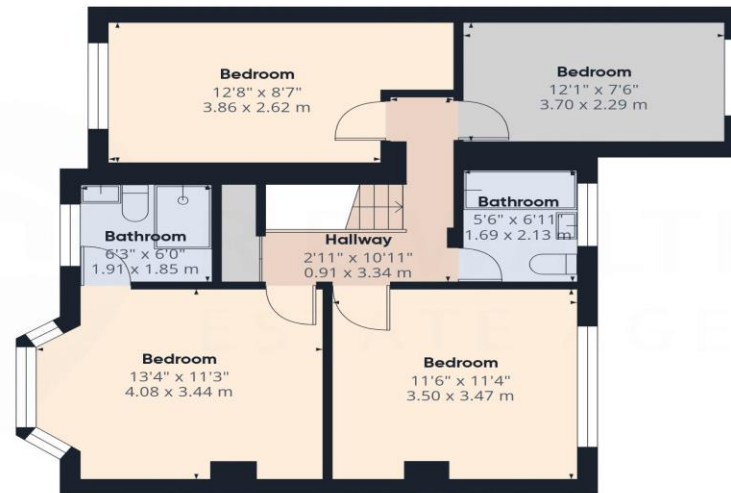
*with outside hot tap and shower.*

**Garden Office**





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**  
1446 ft<sup>2</sup>  
134.3 m<sup>2</sup>

(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.

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