



**Hill View,**  
Stratford-upon-Avon, CV37 9AY

Jeremy  
McGinn & Co 

Available at  
Guide Price £500,000



Situated on a popular development on the edge of Stratford-upon-Avon, this modern four bedroom detached family home is offered for sale with no onward chain and provides well-balanced accommodation throughout.

The property is ideally located for a range of local schools, Stratford-upon-Avon train station and excellent transport links, making it an ideal choice for families and commuters alike.

The ground floor begins with a welcoming entrance hall leading to a bay-fronted living room, creating a bright and comfortable space to relax. To the rear of the property is a spacious kitchen dining room, perfect for everyday family life and entertaining, with doors opening into the conservatory overlooking the garden. There is also a useful utility room and cloakroom/WC.

Upstairs, the property offers four well-proportioned bedrooms, including a generous main bedroom with en-suite shower room. The remaining bedrooms are served by a modern family bathroom.

Outside, the rear garden is mainly laid to lawn and enjoys both a patio area and a separate terrace, providing excellent space for outdoor dining and entertaining.





**Tax Band: F**

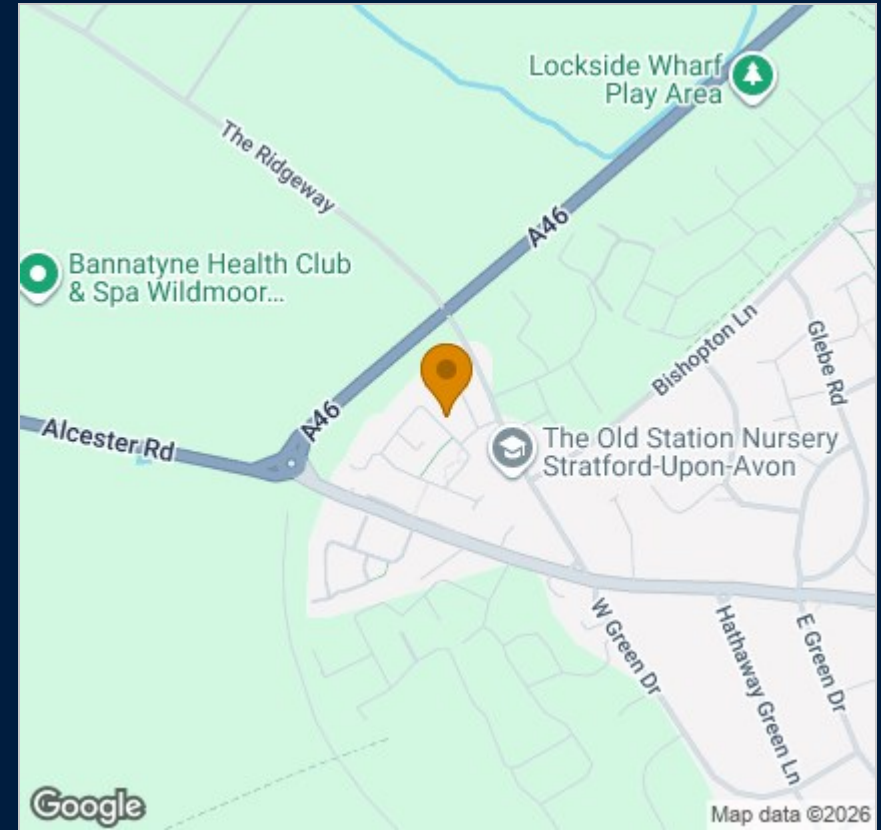
**Council: Stratford District Council**

**Tenure: Freehold**

# Floor Plan



# Map



# Energy Performance

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

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