

194 LONDON ROAD CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL52 6HJ





This elegant and well-proportioned period-style semi-detached home offers surprisingly quiet, light-filled accommodation arranged over two floors.

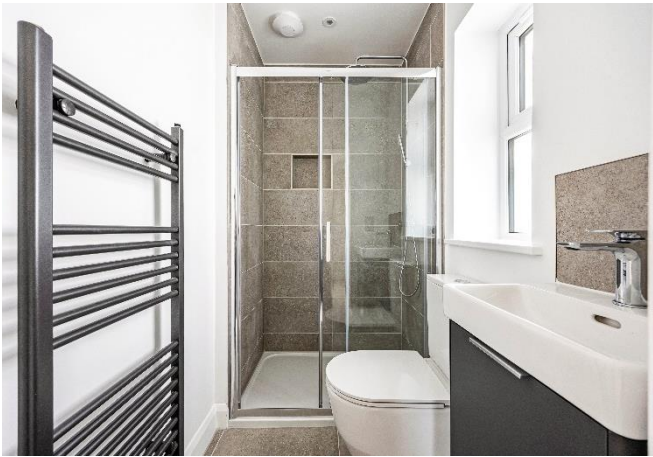
An imposing Regency-style aluminium front door opens into a generous reception hall, setting the tone for the space beyond and providing access to the principal rooms. To the rear, a beautifully designed open-plan kitchen/dining room forms the heart of the home, with sliding doors opening directly onto the garden, ideal for everyday living and entertaining. At the front, a formal sitting room provides a warm and inviting retreat. The ground floor also benefits from a utility room, a cloakroom, and a useful under-stairs storage cupboard.

Upstairs, the first floor comprises three well-proportioned bedrooms and two bath/shower rooms. The principal bedroom, positioned at the rear of the house, enjoys a contemporary en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom accessed from the landing.

Outside, the rear garden is designed for ease of maintenance, largely laid to lawn and complemented by shrubs and trees. A generous patio provides an ideal space for outdoor dining. The property also benefits from off-road parking for two vehicles.

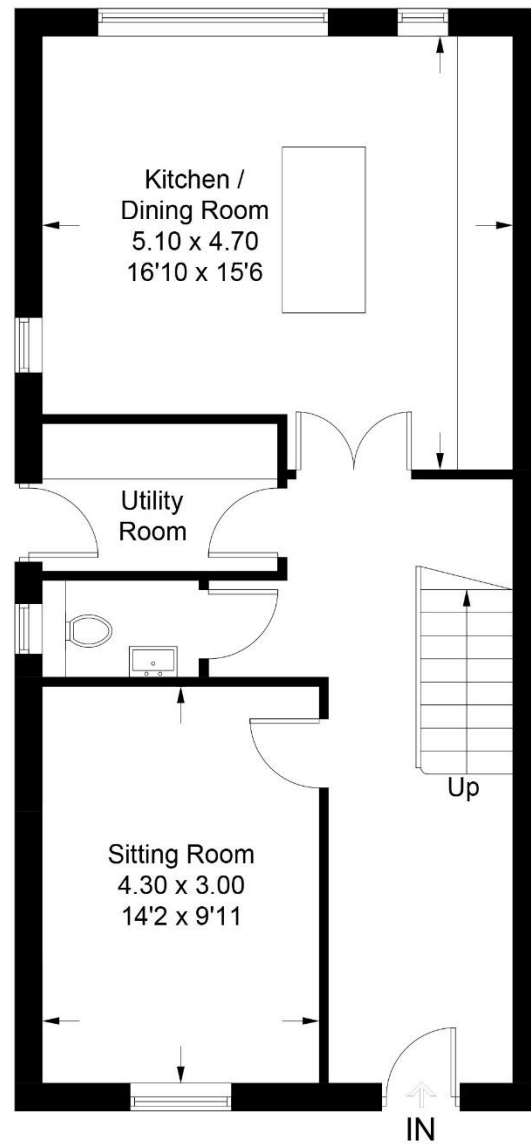
The property is conveniently located for the amenities of Six Ways and Charlton Kings Village, which offer a range of public houses, supermarkets, restaurants, and wine bars. The area is also well served by doctors' surgeries, dentists, and several highly regarded schools that are within walking distance. Notably, the property falls within the sought-after Balcarras School catchment area, widely regarded as one of the most popular state schools locally.



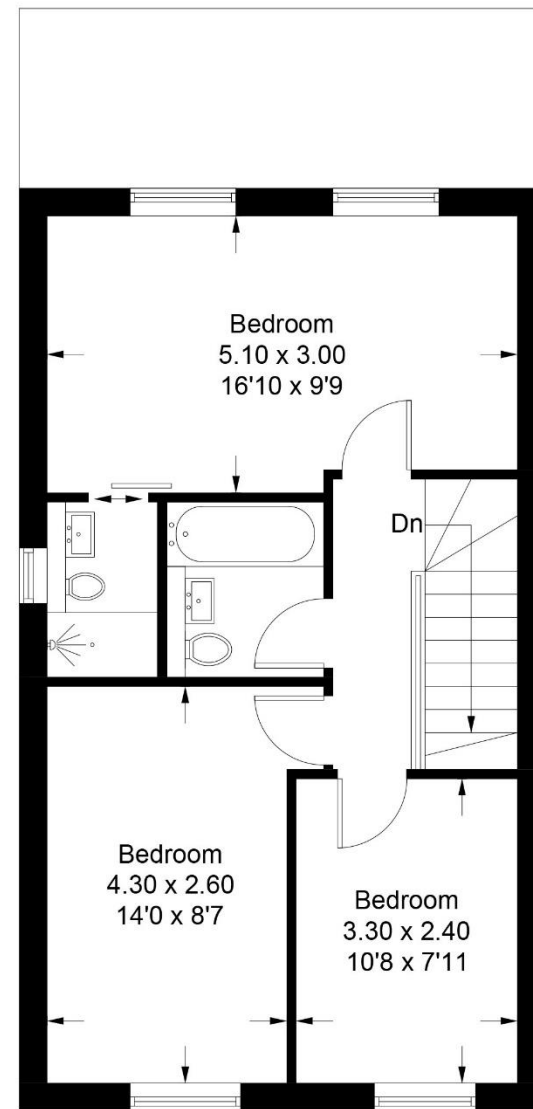


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Approximate Gross Internal Area = 106.1 sq m / 1142 sq ft



Ground Floor



First Floor



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property. The house is heated by a gas boiler, whilst hot water is provided by a hot water tank.

Fibre broadband has been installed as has an electric car charging point. Solar Panels are also located on the roof.

NEW BUILD WARRANTY

A 10-year new home warranty by ICW is included in the sale

COUNCIL TAX BAND

TBC

PRICE

£750,000

VIEWINGS

Strictly by prior appointment through
Charles Lear & Co. on
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Charles Lear & Co.

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