



ZAFER CETINEL POWERED BY **exp** TM UK

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31 Studland Drive, Prestbury

£435,000

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- STUDLAND DRIVE, PRESTBURY VILLAGE, CHELTENHAM
- AMAZING GARDEN AND POTENTIAL TO EXTEND TO THE SIDE
- OPEN PLAN KITCHEN / DINER and a SEPARATE LOUNGE WITH A LOVELY
- ~~THREE BED ROOMS~~
- GREAT SCHOOL CATCHMENT FOR ALL AGES AND AMAZING WALKS NEAR BY
- 1950's SEMI DETACHED CORNER PLOT PROPERTY
- LARGE GARAGE OVER 21X10FT
- LARGE MODERN CONSERVATORY
- DRIVEWAY TO THE FRONT AND BACK
- REF ZAFER CETINEL



A spacious 1950s semi-detached home occupying a generous corner plot within a quiet cul-de-sac in sought-after Prestbury Village. Offering three bedrooms, a separate living room with open fireplace, an open-plan kitchen/diner, and a large modern conservatory, this fantastic family home also benefits from a substantial garage measuring over 21ft x 10ft and driveways to both the front and rear. The mature, private gardens provide a wonderful outdoor space, while the generous plot offers excellent potential for a two-storey side extension, subject to the necessary consents. Ideally located within excellent school catchment areas and close to beautiful countryside walks, this property combines immediate comfort with exciting future potential.



TOTAL FLOOR AREA: 1174 sq.ft. (109.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the figures contained here, measurements of rooms, fixtures, fittings and other details are approximate and we accept no responsibility for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as the basis for any prospective purchase. The services, features and specifications shown are not intended to be taken as a guarantee as to their availability or efficiency can be given.
Mark and Rebecca Clegg

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D	60	
(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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