



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



Moorend Road,
Cheltenham GL53 0HB
£3,250 Per Month



85, Moorend Road,

Cheltenham GL53 0HB

Occupying a desirable position within the ever popular Leckhampton district, this impressive four bedroom detached family home offers spacious and versatile accommodation, perfectly suited to modern family living.

The property is approached via a welcoming entrance hall with a cloakroom and useful built in storage. A separate dining room provides an excellent space for entertaining, while the generous dual aspect sitting room is centred around an attractive feature fireplace and enjoys an abundance of natural light. To the rear, the well appointed kitchen/breakfast room is fitted with integrated appliances and is complemented by a separate utility room, creating a practical and sociable heart of the home.

The first floor offers a spacious principal bedroom with an en suite bathroom featuring a shower over the bath. Three further well proportioned bedrooms are served by a contemporary family shower room with a walk in shower. The rear facing bedrooms enjoy beautiful views towards Leckhampton Hill.

Outside, the enclosed rear garden is predominantly laid to lawn with mature planted borders, providing a private setting for family life and outdoor entertaining. The property



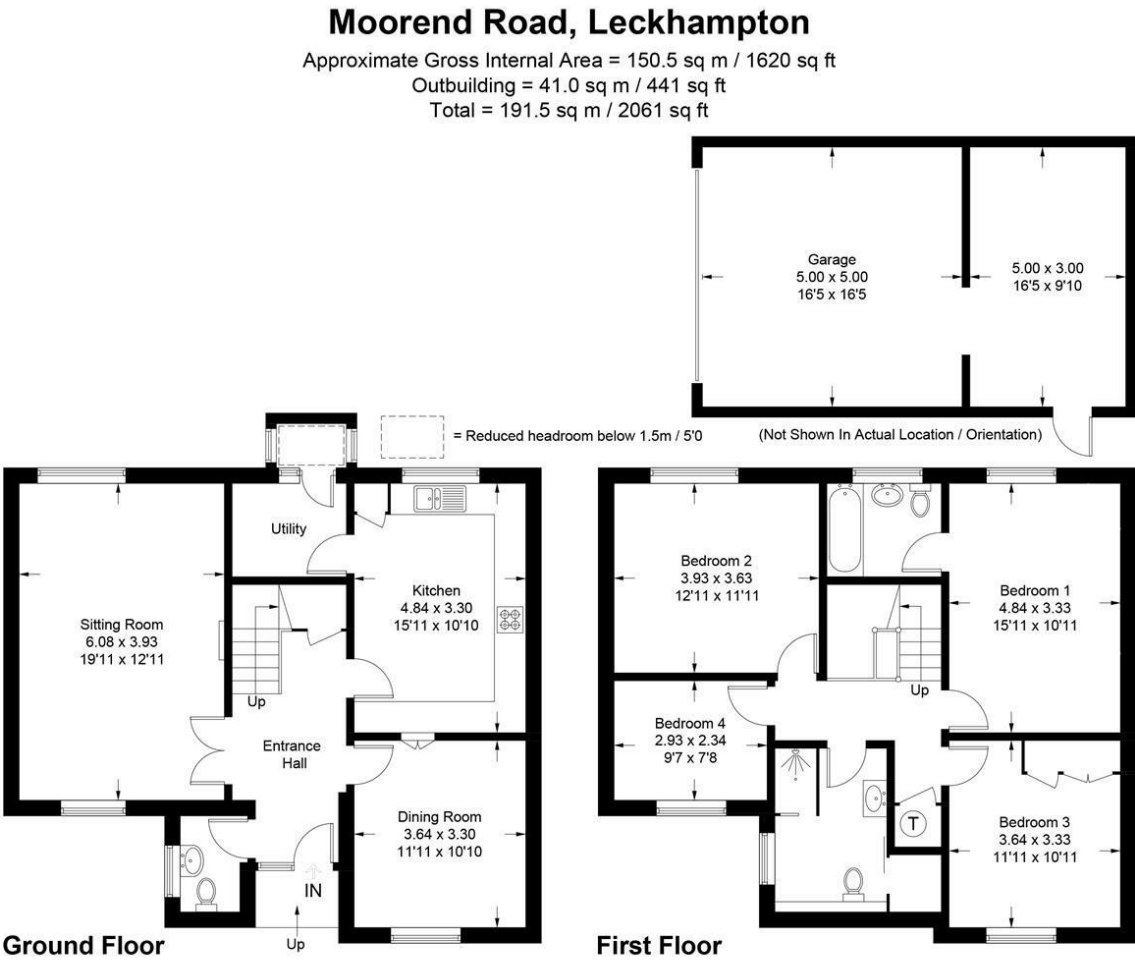


also benefits from a double garage incorporating a workshop area, together with ample off road parking.

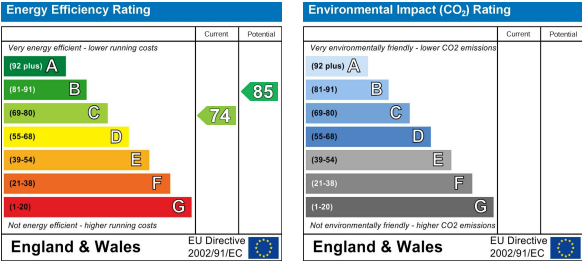
Ideally positioned for families, the property is within easy reach of Burrows Playing Fields, a Co op convenience store, excellent transport links into Cheltenham town centre and some of the area's most highly regarded schools, including Leckhampton C of E Primary School, Naunton Park Primary School, Leckhampton High School and St James' Church of England Primary School.



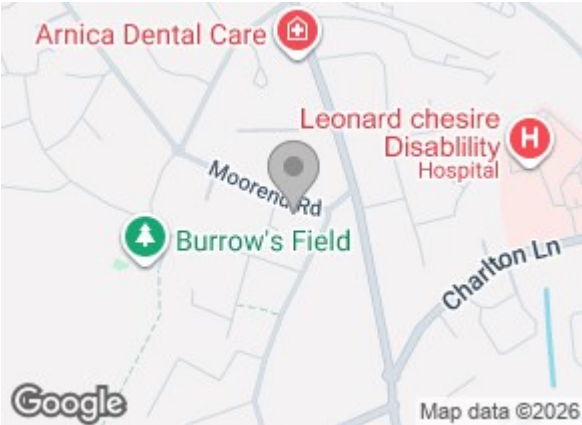
Floor Plan



Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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