

# HUNTERS<sup>®</sup>

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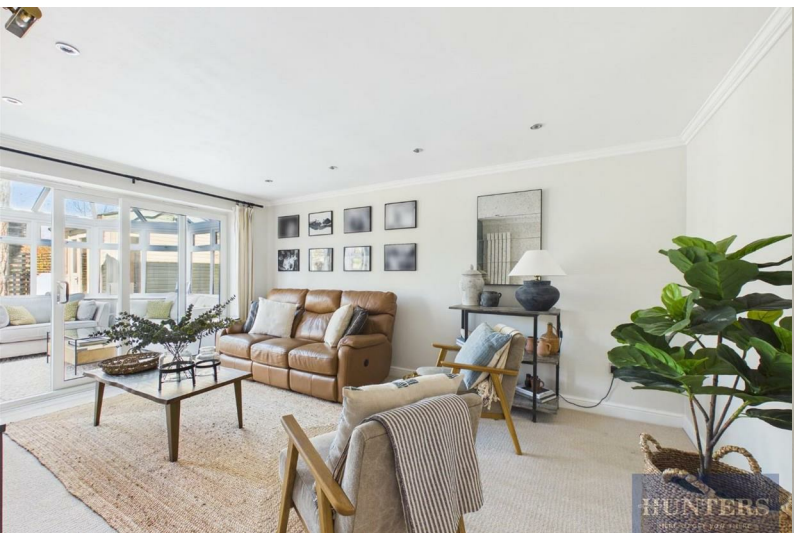
## Hatherley Brake

Hatherley, Cheltenham, GL51 6TW

Asking Price £550,000



Council Tax: E



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Hunters Estate Agents are delighted to introduce this premium four-bedroom detached family home offered for sale in central Hatherley with NO ONWARD CHAIN.

A credit to its current owners, this fine property presents itself in immaculate condition throughout, with fresh decor internally and beautifully maintained gardens at the front and rear.

This superb family house offers the following accommodation:

## Ground Floor:

The entrance hall houses a very well-presented guest cloakroom with wc and hand basin. The garage has been converted into a joint home office and snug area. This room could be used as a guest bedroom, playroom or a teenagers media room. At the rear of the property there is a delightful sitting room with patio doors leading to a substantial dwarf wall conservatory that enjoys views across the rear garden. The kitchen is open plan to the dining room creating an excellent entertaining area and a fabulous day space.

## First Floor:

All the bedrooms are well sized with bedrooms one and three overlooking the rear elevation and bedrooms two and four facing the front. The family bathroom has a traditional styled white suite with gold-coloured fittings comprising of a granite topped sink, large bath and separate shower cubicle and wc.

## Outside

At the front there is a drive with parking for several vehicles. To the left there is a generous side section with a patio and room for a good-sized table and chairs. The rear garden is professionally landscaped with a mix of block paved patio and natural lawn. The boundaries are a mix of hedging and close panel fencing and although there is a railway line beyond the property, this allows for a very high degree of privacy in the garden.

Hatherley Brake is situated in the heart of the Hatherley residential district being a short walk from range of high performing schools and local facilities.

For more Material Information about this property go to:

<https://reports.spectre.uk.com/s/vv8uC>

Tel: 01242 528500

- **Modern Four Bedroom Detached Family House**

- **Open Plan Kitchen/Dining Room**
- **Garden with a High Degree of Privacy**
- **NO ONWARD CHAIN**

- **Council Tax Band E | Energy Rating (EPC) C**

- **Well Presented Throughout**

- **Three Reception Rooms plus Conservatory**
- **Electric Vehicle (EV) Charging Point**
- **Close to Excellent Schools, Local Shops and Services**

- **Tenure - Freehold**

**Sitting Room**

15'9" x 11'4" (4.81 x 3.46)

**Dining Room**

11'11" x 9'11" (3.64 x 3.03)

**Study / Snug**

16'4" x 11'6" (4.99 x 3.52)

**Conservatory**

10'8" x 10'4" (3.27 x 3.15)

**Cloakroom**

**Kitchen**

13'2" x 8'7" (4.03 x 2.63)

**Bedroom One**

14'0" x 12'0" (4.27 x 3.66)

**Bedroom Two**

12'5" x 8'3" (3.81 x 2.54)

**Bedroom Three**

9'5" x 9'2" (2.89 x 2.80)

**Bedroom Four**

12'2" x 6'10" (3.71 x 2.10)

**Family Bathroom**

6'5" x 5'10" (1.97 x 1.80)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.