

68 EAST END ROAD CHARLTON KINGS

CHELtenham, GLOUCESTERSHIRE, GL53 8QL





Situated within the priority catchment zone for the Balcarras Academy, which is just under a five minute walk away, is this impressive 1950s detached, beautifully maintained home which comes to the market for the first time in 42 years.

The property stands in a generous, peaceful, family friendly garden approaching 0.18 of an acre and further benefits from gated parking for approximately three vehicles, garaging and it is also offered with no onward chain.

Internally, the accommodation is well presented yet offers scope for sympathetic updating, reconfiguration or extension (subject to the necessary consents) all without compromising the excellent size of the garden. The layout remains virtually in its original configuration with the addition of a practical entrance porch created in the hall.

On the ground floor there is a bright and airy sitting room with a wide bow window flooding the room with natural light, at the rear there is a pretty dual aspect dining room which has direct access to the garden, a galley-style kitchen fitted with a range of wall and base units which includes a selection of freestanding appliances. Beyond the kitchen is a rear hall providing access to a WC, a separate boiler/store room and the garage.

On the first floor a spacious landing leads to three bedrooms, including two generous doubles and a comfortable single, one of double bedrooms benefits from fitted furniture and all are served by a family bathroom.

The rear garden is an absolute delight, with a terrace off the dining room, side access and the grounds are predominantly lawned with a greenhouse and two useful garden sheds. Interspersed throughout the garden are mature trees and plants and the rear of the garden has been historically used as a productive vegetable plot.

The location is exceptionally convenient for access to the Cotswolds, Oxford, London and Cheltenham town centre whilst local amenities can be found nearby in the Old Village and at Sixways. Dunkertons Park is also within a twenty minute walk, a vibrant community hub hosting regular events, artisan producers, and a variety of independent eateries and in addition there is unspoiled countryside nearby to enjoy leisurely walks.




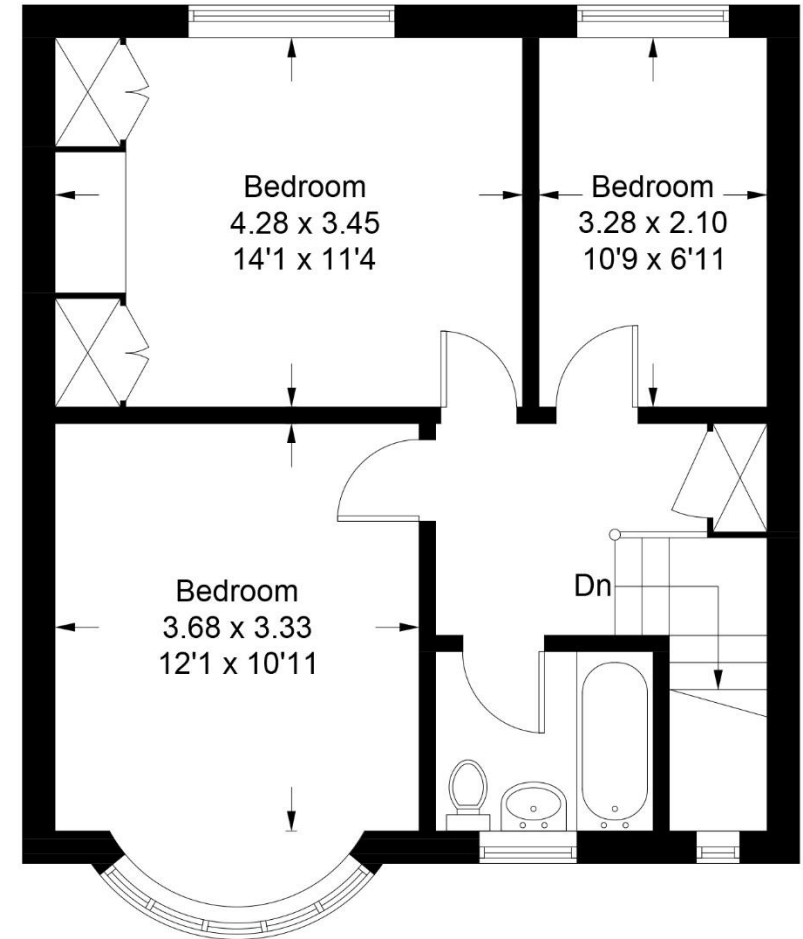
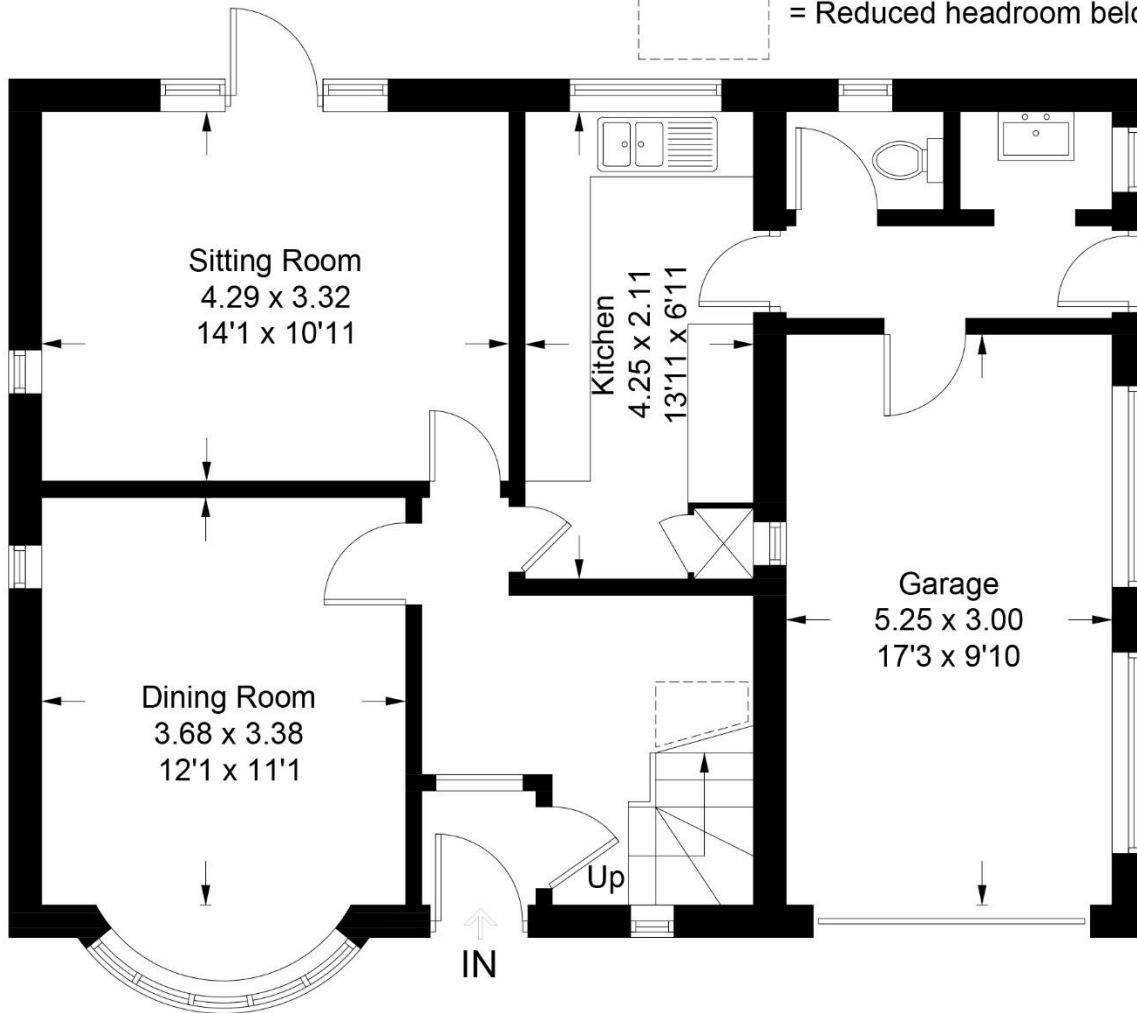


68 East End Road

Approximate Gross Internal Area = 122.4 sq m / 1317 sq ft
(Including Garage)



 = Reduced headroom below 1.5m / 5'0



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1296023)



GENERAL INFORMATION

Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX

Tax Band (E) - £2,804.74 p.a. 2025/2026.

EPC RATING

D

PRICE

£645,000

VIEWINGS

Strictly by prior appointment through Charles Lear & Co.
on 01242 222722