HUNTERS®

HERE TO GET *you* THERE



Honeysuckle Avenue

Cheltenham, GL53 0AF

Asking Price £550,000

4 2 2 B

Council Tax: E





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Cheltenham, GL53 0AF

Asking Price £550,000







Hunters Estate Agents are proud to offer this fine detached four-bedroom, two-bathroom family home to the sales market. Presented for sale in immaculate decorative condition throughout, this property comes complete with a detached garage and off-road parking.

Built in 2019 this super-efficient property boasts of a B rating for energy efficiency courtesy of well insulated walls, roof and the installation of High-Performance windows and doors throughout.

Positioned within the catchment of the highly desirable Leckhampton High School this impressive home offers the following accommodation:

Ground Floor:
The property is approached via the covered entrance leading to the entrance hall with cloakroom and guest w/c off. The well-proportioned living room is located to the front with the highly desirable option of a large 19' kitchen/dining room lying across the rear of the property. This room is perfect for well-connected family life and entertaining alike.

First Floor:
Three bedrooms easily house a double bed with bedroom four being a good-sized single bedroom. The main bedroom has an en-suite shower room and bedrooms two to four are serviced by the family bathroom.

Outside:
The property is set back from the road behind its own fore garden with side driveway leading to a 20' detached garage. The private rear garden has been professionally landscaped with a lawn/patio mix and a raised patio area leading to a storage shed.

This popular development is located a short walk to the highly desirable Leckhampton High School, and although the property is well positioned for good access to Leckhampton, Hatherley and the M5 J11 and J12, it is also a short walk from Crippits Lane giving access to Leckhampton Hill. On a warm summer evening one can find the Hill full of people enjoying picnics, friendly gatherings, dog walking and more. Buying this superb home is just the start to discovering a wonderful life in one of the most enriching parts of Cheltenham.

Highly Recommend

- Four Bedroom Detached House
- Two Bathrooms
- Detached 20' Garage + Off Road Parking
- Generous Plot
- Council Tax Band E | Energy Rating B
- Close to Leckhampton School
- Large 19' Kitchen/Dining Room
- Ground Floor Cloakroom
- Super Efficient Gas Heating and High Performance Windows
- Tenure - Freehold (With an annual contribution to the communal grounds of £250/year)

Living Room
16'6" x 11'3" (5.03 x 3.44)

Kitchen/Dining Room
19'1" x 12'10" (5.84 x 3.92)

Cloakroom
7'2" x 3'5" (2.19 x 1.06)

Bedroom One
12'7" x 8'4" (3.86 x 2.55)

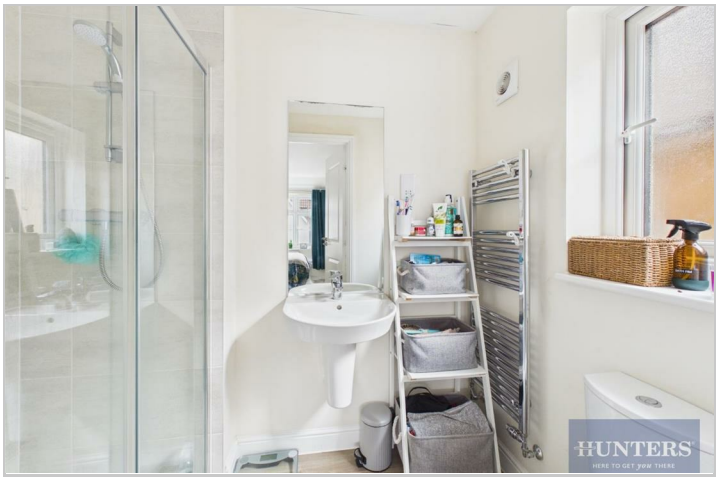
Bedroom Two
11'9" x 9'4" (3.60 x 2.87)

Bedroom Three
9'6" x 8'4" (2.90 x 2.56)

Bedroom Four
8'6" x 6'6" 68'10" (2.60 x 2 21)

Bathroom
6'1" x 5'6" (1.87 x 1.69)

Detached Garage
20'2" x 10'5" (6.16 x 3.20)









Road Map



Hybrid Map



Terrain Map

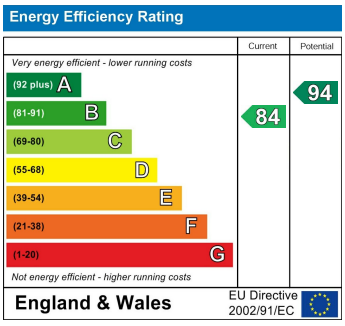


Floor Plan



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.



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.

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