

HUNTERS®

HERE TO GET *you* THERE



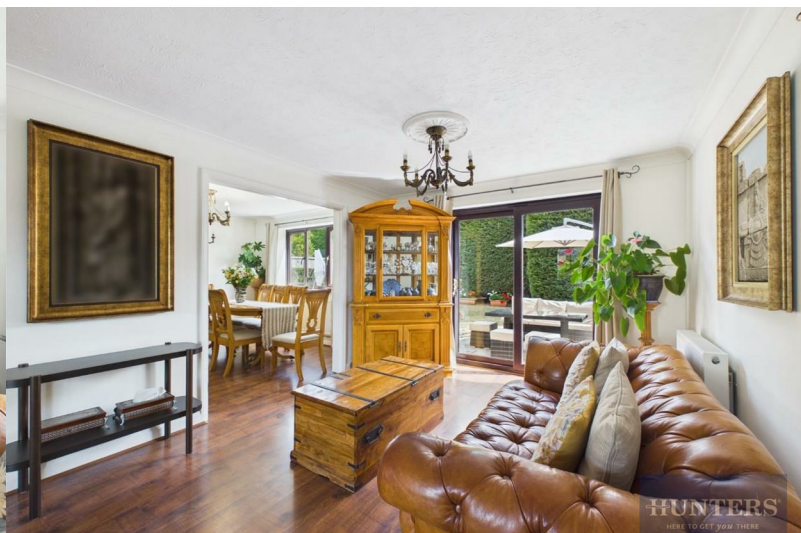
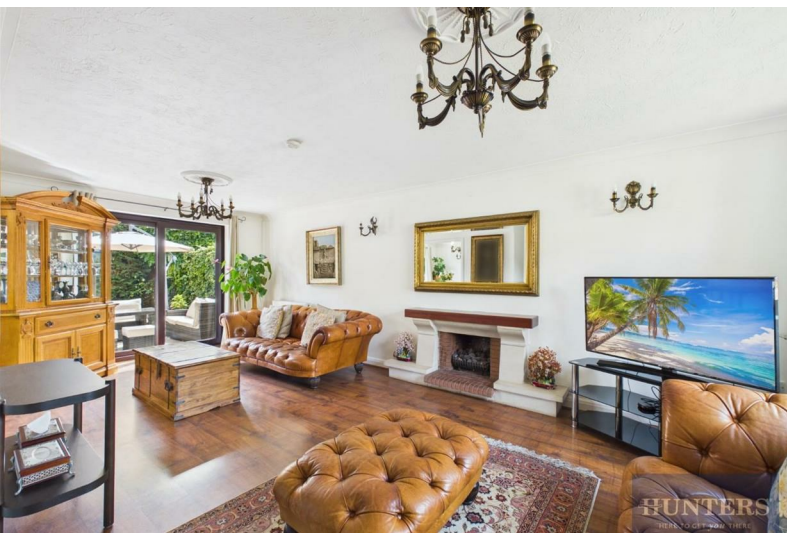
Chasely Crescent

Up Hatherley, Cheltenham, GL51 3RY

Asking Price £600,000



Council Tax: E



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Hunters are delighted to present for sale, this impressive four bedroom/two bathroom detached family home which comes complete with a four-car drive and double garage.

Built in 1987 by renowned local Cheltenham based builder 'Westbury Homes', this fine home has been meticulously maintained and offers unbeatable accommodation with three reception rooms, four bedrooms, two full bathrooms, three wc's and the highly desirable option of a double garage.

The detailed accommodation is as follows:

Ground Floor

The property is approached via a recessed entrance porch giving access to the main entrance hall with a cloak room off. The 22' living room has dual aspect windows to the front and rear with access to the dedicated dining room. The kitchen/breakfast room overlooks the rear garden and has a pedestrian door to outside and a further door to the double garage.

First Floor:

The main bedroom is a truly exceptional room with two windows, built in wardrobes and door to a generous full sized en-suite bathroom. Bedrooms two, three and four all face the rear elevation and are serviced by the family bathroom located just off the landing.

Outside:

The property is set well back from the road behind a very well-maintained bloc-paved driveway providing ample off-road parking for four vehicles leading to the double garage providing a further two sheltered parking spaces. To the rear, there is a patio/lawn mix garden space which enjoys a high degree of privacy.

Chasely Crescent:

In addition to the house, it is the perfect location that will attract most buyers being opposite the 'Hatherley & Reddings Cricket Club, and in walking distance of Morrisons Supermarket, the Greatfield Inn, a doctor's surgery, a row of shops and a library. Quick access to the Transport hub and M5 Junction 11 is also an attractive feature.

We highly recommend this fabulous property.

All viewings are strictly by appointment.

Tel: 01242 528500

- **A Four Bedroom Detached Family Home**
- **Excellent Condition Throughout**
- **Two Bathrooms + Cloakroom**
- **Close to Excellent Schools, Shops and Leisure Facilities**
- **Council Tax Band E | EPC Rating D**

Living Room

10'11" x 22'4" (3.33 x 6.81)

Kitchen / Breakfast Area

16'1" x 11'3" (4.92 x 3.45)

Dining Room

10'8" x 11'6" (3.26 x 3.53)

WC

5'1" x 4'5" (1.55 x 1.37)

Bedroom One

16'0" x 10'5" (4.89 x 3.20)

En-Suite

13'9" x 5'9" (4.21 x 1.76)

- **Double Garage and Bloc-Paved Driveway**
- **Two Reception Rooms + 16' Kitchen Breakfast Room**
- **Rear Garden with a good degree of Privacy**
- **Convenient for GCHQ, M5 Junction 11 and the New Transport Hub**
- **Tenure: Freehold**

Bedroom Two

8'7" x 11'8" (2.64 x 3.57)

Bedroom Three

11'1" x 8'8" (3.40 x 2.66)

Bedroom Four

7'4" x 8'7" (2.26 x 2.64)

Bathroom

5'8" x 7'6" (1.75 x 2.29)

Double Garage

17'2" x 17'1" (5.25 x 5.23)



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	63	73
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.