



ROSS BURBIDGE

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Hatherley Road, Hatherley, Cheltenham, GL51

£650,000

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Please Quote: RB1393- Ross Burbidge. A wonderfully extended four bedroom semi-detached family home situated on highly sought after Hatherley Road, offering a superb blend of modern living space, excellent schooling and outstanding day-to-day convenience. With generous off-road parking to the front, a block paved driveway and garage, this property provides practicality and space from the moment you arrive.

Inside, the accommodation has been thoughtfully remodelled to create bright and versatile living areas perfectly suited to modern family life. The heart of the home is the impressive kitchen/breakfast/family room, flooded with natural light from above and finished with sleek contemporary cabinetry, extensive work surfaces and a central island ideal for entertaining. This space flows seamlessly into a defined dining area, creating a sociable hub for everyday living. There is also bi-folding doors out to the wonderful south facing garden.

To the front, a separate living room provides a cosy retreat away from the main entertaining space. A ground floor cloakroom and internal access to the garage further enhance the practicality of this level.

On the first floor are three well-proportioned bedrooms, including two generous doubles and a further single bedroom ideal as a nursery or home office, all served by a modern family bathroom. The second floor has been cleverly converted to create an impressive principal bedroom suite, offering privacy and flexibility, whether used as a main bedroom, guest suite or teenager's space.

Externally, the property benefits from a private, enclosed south-facing rear garden, enjoying sunshine throughout the day and providing an excellent space for children, pets and summer entertaining. The generous driveway to the front ensures ample off-road parking for multiple vehicles.

Hatherley Road is a particularly convenient and popular residential location on the west side of Cheltenham. The property is within easy reach of well-regarded local schooling including Lakeside Primary School, Benhall Infant School and St Mark's Church of England



Approximate Gross Internal Area 1557 sq ft - 145 sq m
(Excluding Garage)

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Ground Floor Area 760 sq ft - 71 sq m
First Floor Area 577 sq ft - 54 sq m
Second Floor Area 220 sq ft - 20 sq m
Garage Area 91 sq ft - 8 sq m

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