



20 MOOREND PARK ROAD

CHELtenham GL53



A BEAUTIFUL DETACHED FAMILY HOME IN LECKHAMPTON

Set on one of Leckhampton's most sought-after tree-lined avenues, this property sits well back from the road on a private driveway and boasts mature, well-established gardens.



Local Authority: Cheltenham Borough Council

Council Tax band: G

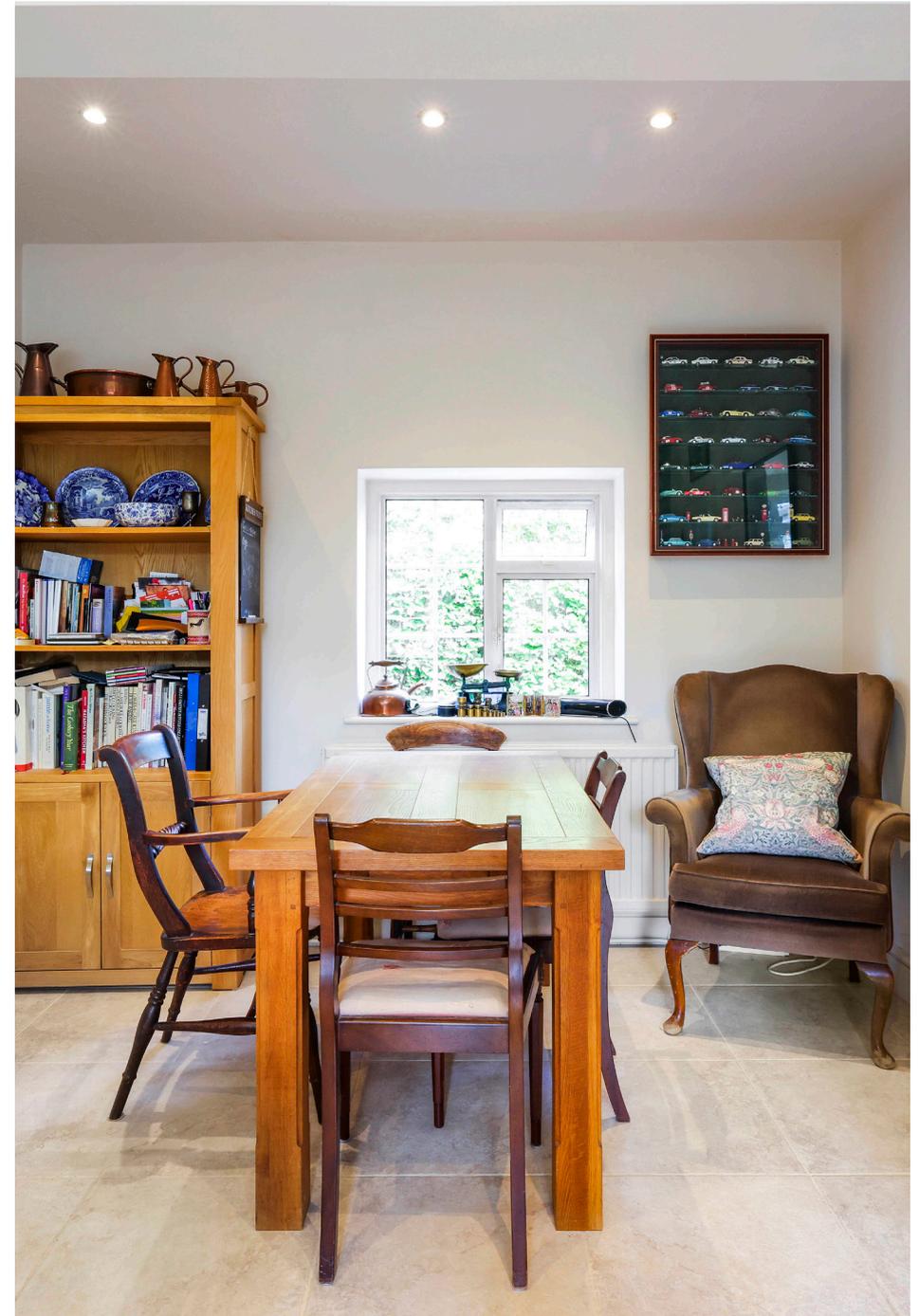
Tenure: Freehold

Guide price £1,175,000



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Upon entering, you are welcomed by a spacious reception hall providing access to a cloakroom/WC and the main reception rooms. The principal reception room is generously proportioned with high ceilings, offering ample space for both dining and relaxing, with dual-aspect windows allowing natural light to flood the space. Additional ground floor accommodation includes a study and a bright conservatory overlooking the rear garden. The kitchen/breakfast room is beautifully designed and fitted with bespoke cabinetry, offering a range of wall and base units, a dedicated breakfast area, and access to a useful utility room.







BEDROOMS AND BATHROOMS

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom, positioned at the front of the house, benefits from built-in storage and a contemporary en suite shower room. The remaining three bedrooms all feature built-in storage and are served by a modern family bathroom.



OUTSIDE

Outside, the property offers ample parking for several vehicles, a large double garage, and a garden store. The beautifully maintained gardens are mainly laid to lawn, bordered by mature trees and hedging that provide a high degree of privacy.

LOCATION

Moorend Park Road is a lovely wide tree lined road in the popular district of Leekhampton with access to fantastic Schools including Primary and Secondary School with the High School Leekhampton within priority catchment. The road is made up of principally handsome period homes that make up a very attractive and established street scene.

Excellent amenities are located on the Bath Road and in Montpellier with an array of shops providing everyday necessities and an excellent selection of restaurants, shops, boutiques along with the very well regarded Leekhampton Primary School.







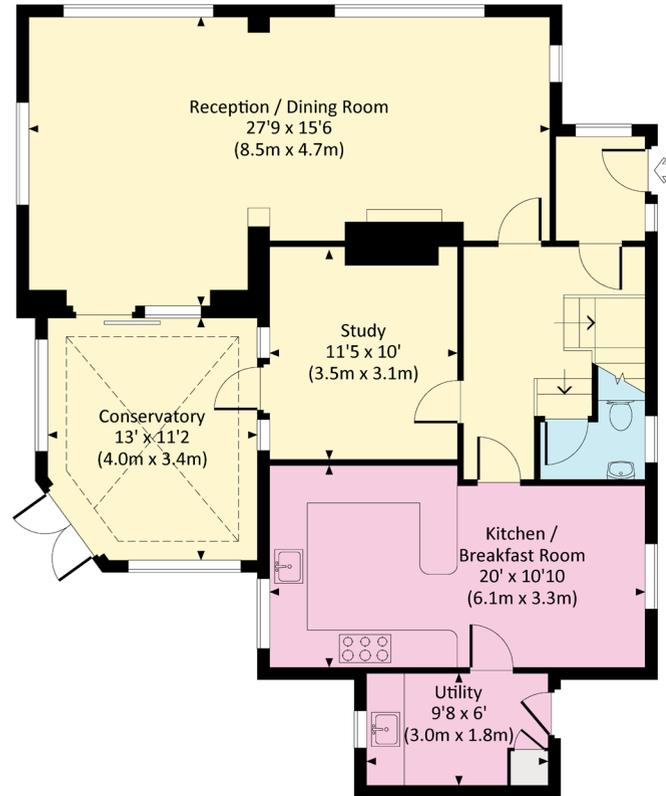
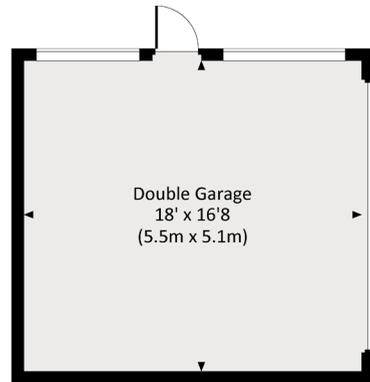
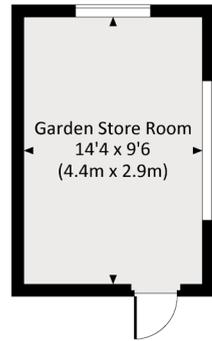
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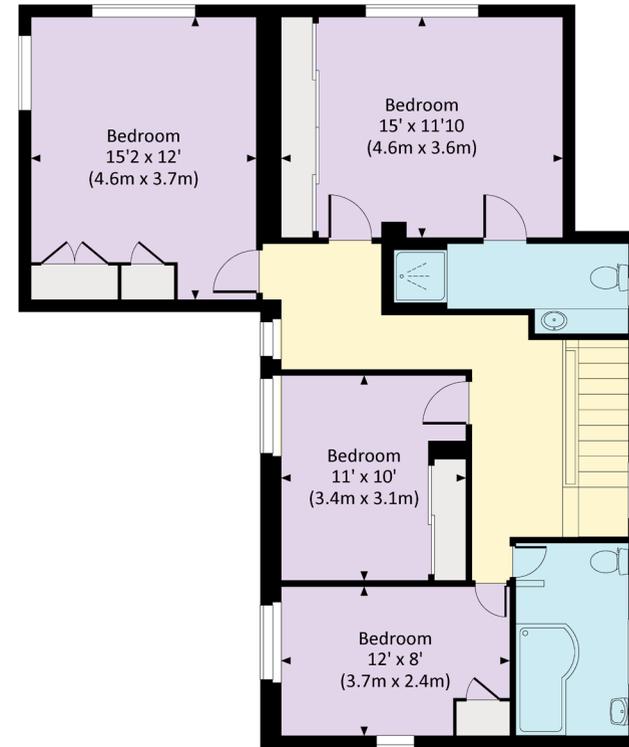
Approx. gross internal area 1952 Sq Ft. / 181.3 Sq M.

Approx. gross internal area 2252 Sq Ft. / 209.2 Sq M. Inc. Garage

Approx. gross internal area 2388 Sq Ft. / 221.9 Sq M. Inc. Garden Store Room



GROUND FLOOR



FIRST FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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