



Brooklyn Road, Cheltenham, GL51 8DT

Guide Price £425,000



Brooklyn Road

Cheltenham, GL51 8DT

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Bedroom Detached Home
- Principal Bedroom With En-suite and Dressing Area
- Modern Family Bathroom With Separate Bath and Shower
- Flexible Single Storey Living
- Enclosed Rear Garden
- Driveway Parking For Multiple Vehicles





Recently refurbished, this inviting three-bedroom bungalow combines freshly presented interiors with a contemporary kitchen, two stylish bathrooms and an enclosed rear garden. The accommodation offers a comfortable balance of living and bedroom space, with a separate sitting room and a principal bedroom benefiting from its own en suite. Driveway parking for two vehicles completes this appealing home.

Sitting Room: A welcoming reception room with soft carpeting and neutral décor, providing ample space for comfortable seating and accompanying furniture. A wide opening connects the room to the kitchen, allowing light and views through towards the garden while retaining a distinct space in which to relax.

Kitchen: The contemporary kitchen is a particular highlight, fitted with sleek grey wall and base units complemented by warm wood-effect work surfaces. A built-in double oven, hob and extractor create a practical cooking area, while wood-effect flooring completes the coordinated finish. A roof lantern introduces additional natural light, and glazed doors open directly onto the rear terrace, creating an easy connection between the kitchen and garden.

Utility Room: A practical utility room is just off the hallway and a handy additional storage space.

Bedroom One: A comfortable double bedroom finished with neutral walls and soft grey carpeting, offering space for a double bed and accompanying bedroom furniture. Its own en-suite adds convenience and privacy. This principal bedroom also has the benefit of an internal dressing room / walk in wardrobe space.

En Suite: The en suite is fitted with a glazed shower enclosure, washbasin with storage beneath and WC. Marble-effect wall finishes give the room a smart, contemporary appearance, while a window provides natural light.

Bedroom Two: A further well-proportioned bedroom with a broad window allowing plenty of natural light into the room. Neutral décor and carpeting provide a versatile backdrop for bedroom furniture, making this an inviting space for family or guests.

Bedroom Three: The third bedroom continues the freshly presented finish and offers flexibility as a bedroom, study or hobby room, depending on individual needs.

Family Bathroom: The stylish bathroom features both a bath and a separate glazed shower enclosure, providing a practical choice for everyday use. A pedestal washbasin and WC complete the suite, with marble-effect wall finishes, wood-effect flooring and recessed ceiling lighting creating a coordinated appearance.

Garden: Patio doors from the kitchen open onto a paved terrace, offering a convenient setting for outdoor dining or a morning coffee. Beyond, a lawn provides space to enjoy the outdoors, with timber fencing enclosing the garden. The straightforward layout gives buyers scope to introduce planting, pots and garden furniture to suit their own style.

Parking: The front driveway provides off-road parking for multiple vehicles, with a gravelled section complementing the approach to the property.

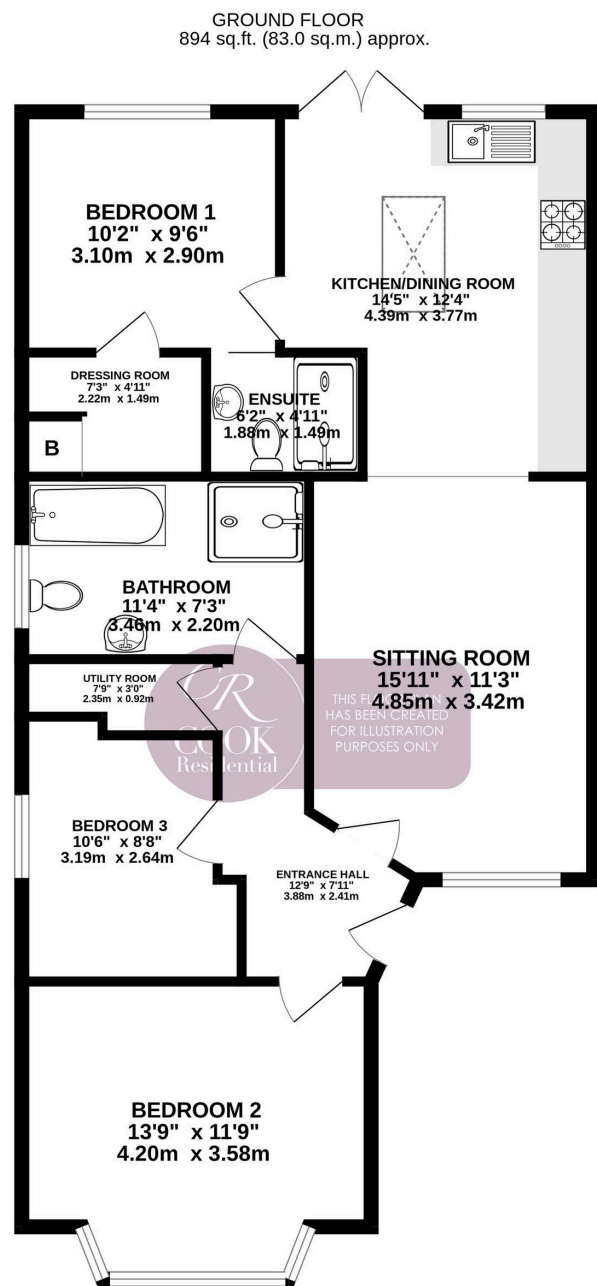
Additional Details:

Tenure: Freehold

Council Tax Band: D

Location: Brooklyn Road is situated in Cheltenham, within reach of local shops and everyday amenities. The town centre offers a wide choice of cafés, restaurants and shopping, alongside attractive parks and a varied calendar of cultural events. Access to Cheltenham Spa railway station and the wider road network makes the location convenient for travel and commuting.

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TOTAL FLOOR AREA : 894 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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