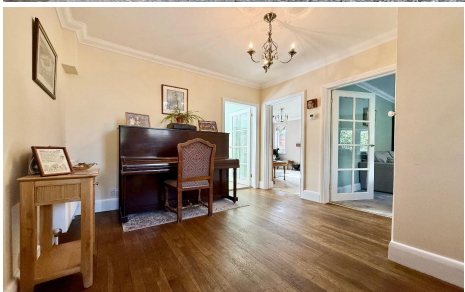


4 Bedroom Detached for Sale - £730,000

Warwick Crescent, Stratford upon Avon, Warwickshire, CV37 6YP



KEY FEATURES

- Detached Property • Town Centre Location • Generous Rear Garden • 4 Bedrooms • 2 Bathrooms • 3 Reception Rooms • Driveway for 3+ Cars • Built-in Wardrobes

Description

A handsome 1930s detached home ideally positioned in the heart of Stratford-upon-Avon, just a short stroll from the town centre, riverside walks and the many cafés, restaurants and shops the town has to offer.

The property is entered via a wonderfully spacious reception hallway, which immediately sets the tone for the generous accommodation throughout. At the front of the house is a bay-fronted lounge, while to the rear is a second sitting room featuring a wood-burning stove, creating a cosy focal point. This room opens through to a garden room, providing a lovely place to sit and enjoy views of the garden.

Also located at the rear of the property is a superb kitchen/diner, thoughtfully arranged around a central island and offering ample space for both cooking and entertaining. Bi-fold doors open directly onto the garden, creating a seamless connection with the outside space during the warmer months. A utility room sits just off the kitchen and provides further practicality, with an additional door leading out to the garden.

Completing the ground floor, and accessed from the hallway at the front of the property, is a double bedroom with an en-suite shower room, offering flexible accommodation for guests, family members or use as a home office if preferred.

Upstairs, the first floor provides three further double bedrooms. Bedroom 1, positioned at the front, features a bay window and built-in wardrobes. Bedroom 2, located at the rear, also benefits from built-in wardrobes and enjoys views over the garden. Bedroom 3, again overlooking the rear, offers walk-in wardrobe/storage space. These rooms are served by a family bathroom fitted with a bath, separate shower, WC and basin.

Outside, the south-east facing rear garden enjoys a high degree of privacy and features a generous lawned area, along with two patio seating areas - one at the top of the garden and another at the foot - providing excellent spaces for outdoor dining and relaxation.

To the front of the property there is driveway parking for several vehicles.

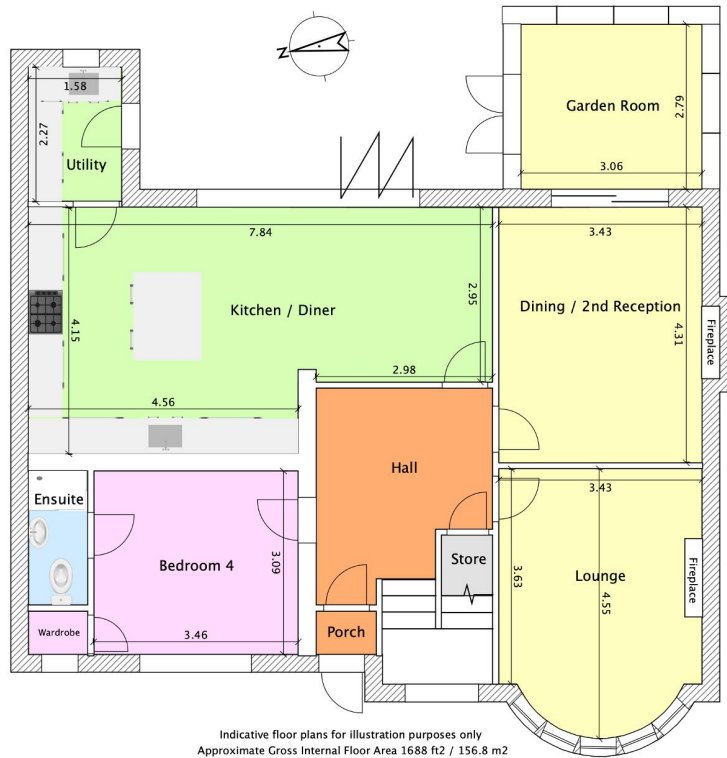
Additional Information

We are informed by the vendors that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band F with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



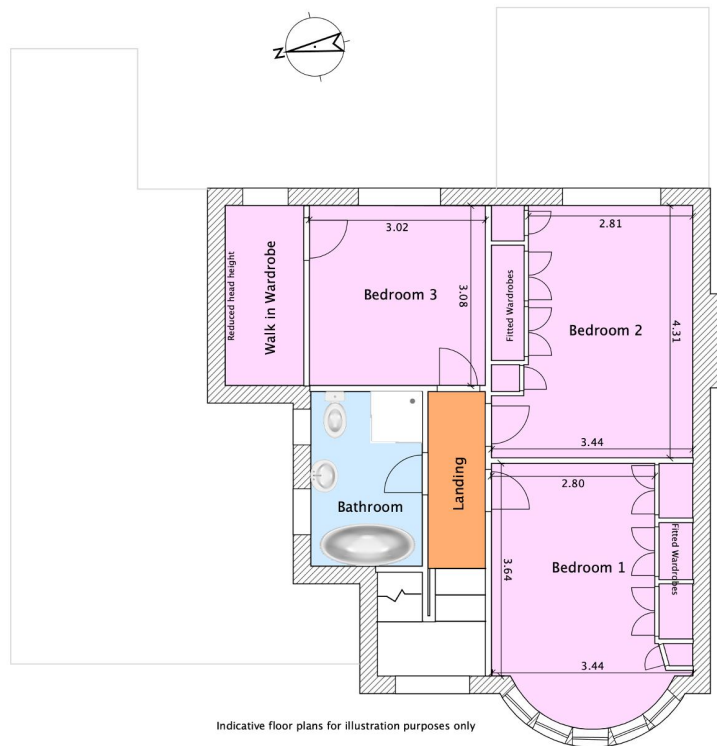






Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 1688 ft² / 156.8 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		