

4 Bedroom Link Detached for Sale - £450,000
Packhorse Road, Stratford upon Avon, Warwickshire, CV37 9AQ



KEY FEATURES

- 4 Bedrooms • 2 Bathrooms • Extended Kitchen/Family/Dining Room • Porch • Walled Garden • Driveway Parking • Downstairs WC • Close to Stratford Girls' Grammar School

Description

A spacious four bedroom home offering around 1,364 sq ft of accommodation, well positioned for Stratford Girls' Grammar School, Stratford Parkway and convenient road links. The property offers an excellent amount of living space, including a substantial open-plan kitchen, dining and family room, separate lounge, principal bedroom with en-suite and an enclosed rear garden.

The accommodation begins with an entrance porch leading into the hallway, with a useful ground floor WC and storage. To the front is a separate lounge, a generous room with a bay window and plenty of space for larger furniture.

To the rear is the kitchen, dining and family room, which extends to over eight metres at its longest point and provides plenty of space for both dining and seating areas alongside the kitchen. The kitchen itself has a good range of fitted units and work surfaces, with integrated cooking appliances, while patio doors open directly onto the rear garden.

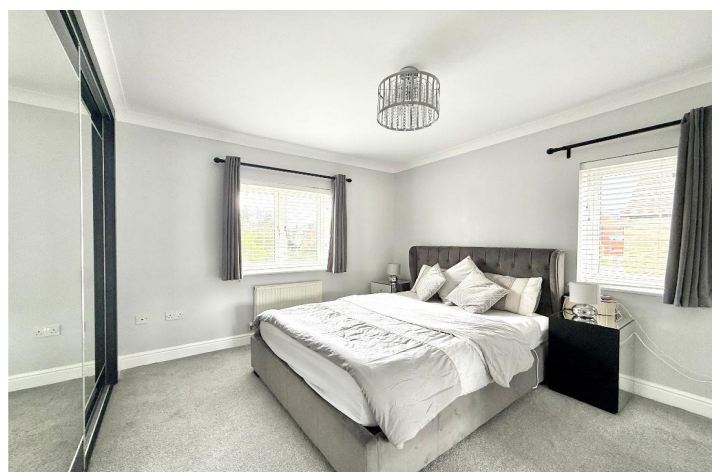
Upstairs, a gallery landing leads to four bedrooms. The principal bedroom has fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Outside, the enclosed rear garden has a paved seating area alongside a lawn, with gated access to the side.

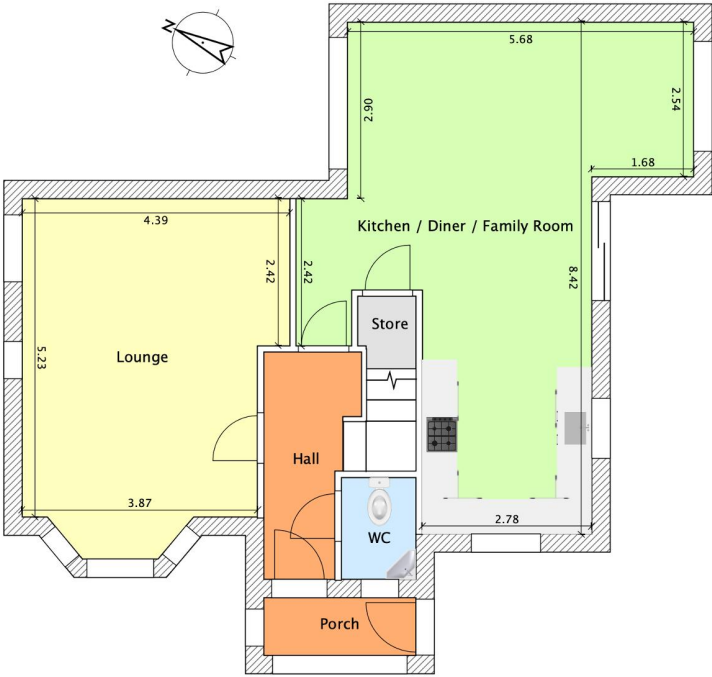
Packhorse Road is well placed for Stratford Girls' Grammar School and Stratford-upon-Avon Parkway railway station, together with convenient road links in and out of Stratford-upon-Avon. A range of local shops and amenities are also within easy reach.

Additional Information

We are informed by the vendor 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.

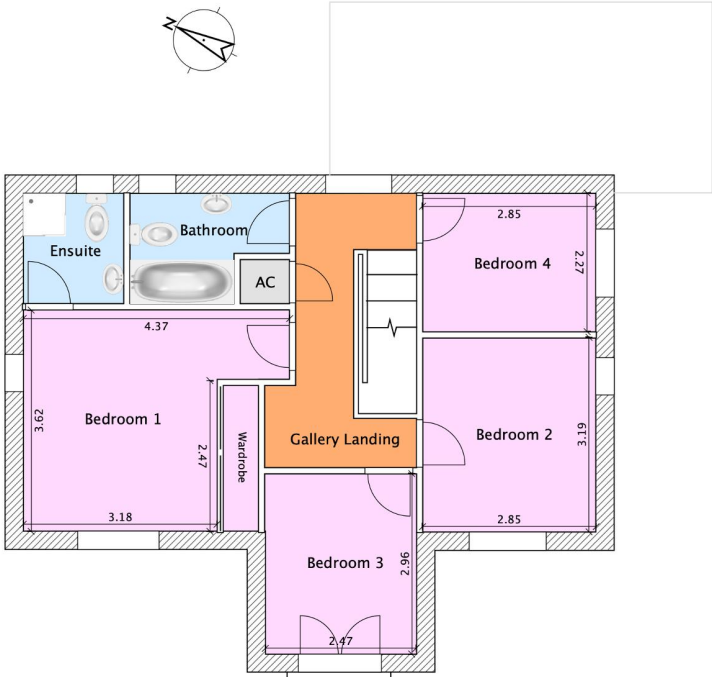






Indicative Floor Plan for illustration purposes only
Approximate Gross Internal Floor Area 1364 ft² / 126.7 m²

GROUND FLOOR



Indicative Floor Plan for illustration purposes only

FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		