



83 Cherry Lane

Sale

Guide Price £650,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



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Sale

Beautifully presented four-bedroom home with spacious living areas, modern kitchen, ensuite, family bathroom, ample storage, driveway parking, and close to amenities, schools, and Woodheys Park.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Well Presented Family Home
- Within Walking Distance Of the Amenities on Coppice Avenue
- Positioned Close to Excellent Schools
- Close to Woodheys Park & Playground
- Privately Enclosed South Facing Rear Garden
- Driveway Parking for Multiple Vehicles
- Four Bedrooms



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This well presented four-bedroom family home offers an exceptional blend of comfort, style, and practicality, making it an ideal choice for modern family living. Upon entering, you are greeted by a welcoming hallway that leads to generously proportioned living spaces, thoughtfully arranged to maximise both natural light and flexibility. The spacious lounge provides a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests, while the adjoining dining area is ideal for family meals and celebrations. The contemporary kitchen is fitted with a range of quality units and integrated appliances, offering ample workspace for culinary enthusiasts. A bedroom and ensuite shower room complete the ground floor accommodation.

Upstairs, the property boasts three well-appointed bedrooms, each thoughtfully designed to accommodate the needs of a growing family, with the principal bedroom benefitting from fitted wardrobes and a tranquil ambience. The remaining bedrooms are versatile and can be easily adapted for use as guest rooms, home offices, or playrooms, depending on your lifestyle requirements. A modern family bathroom features a shower over bath unit and sink, whilst there is a separate wc.

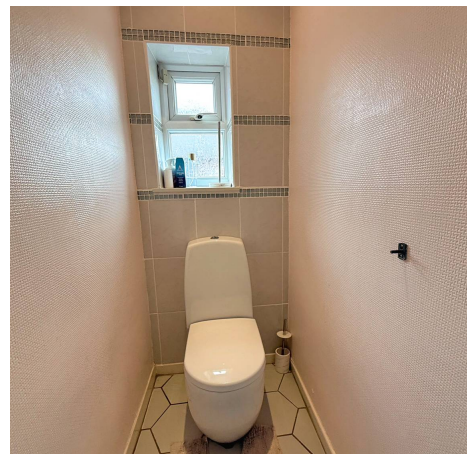


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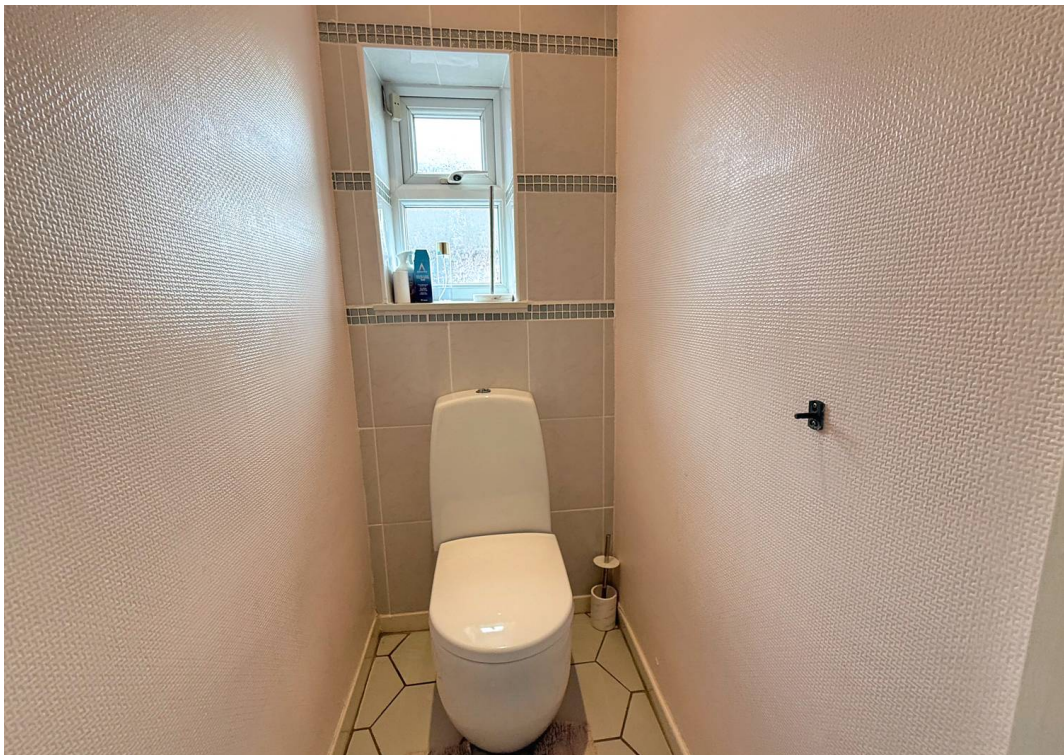
Sale

Practical features such as ample storage solutions, gas central heating, and double glazing throughout enhance the comfort and efficiency of the home. The property is perfectly positioned within walking distance of the excellent amenities on Coppice Avenue, providing easy access to shops, cafes, and essential services, while its proximity to highly regarded local schools makes it particularly appealing to families. The nearby Woodheys Park and playground offer additional leisure opportunities, encouraging an active and sociable lifestyle. Further benefits include driveway parking for multiple vehicles, ensuring convenience for busy households and visiting guests.

This well maintained and thoughtfully designed home combines stylish interiors with a practical layout that caters to the demands of family life, all within a sought-after location that balances tranquillity with accessibility. Whether you are looking to upsize or simply seeking a home that offers both comfort and convenience, this property stands out as a superb opportunity to secure a place in one of the area's most desirable neighbourhoods.



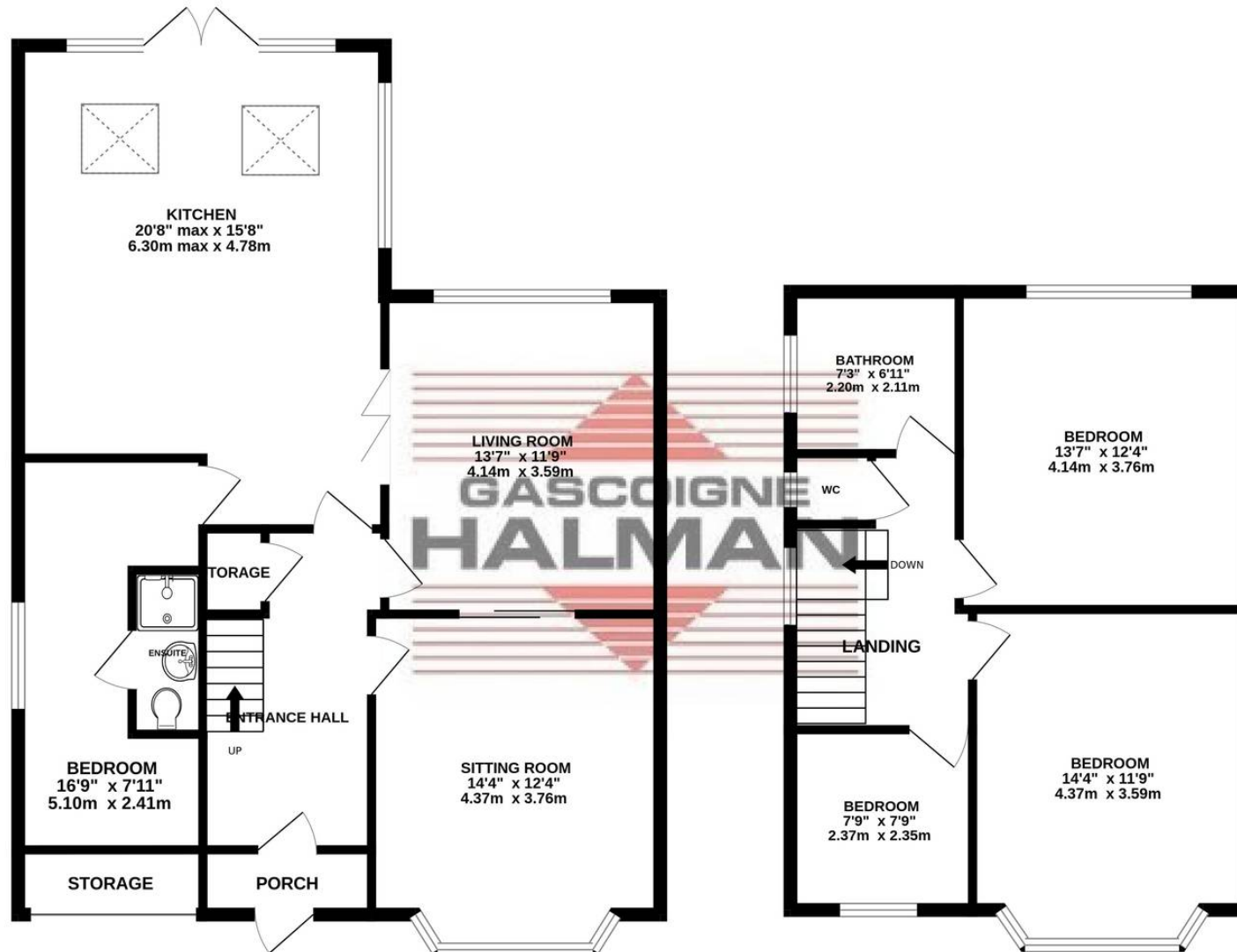






GROUND FLOOR
905 sq.ft. (84.0 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.1 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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