

**3 Bedroom Semi-Detached for Sale - £365,000**  
Drayton Avenue, Stratford upon Avon, Warwickshire, CV37 9PF



## KEY FEATURES

- Immaculately Presented • 3 Bedrooms • Stunning Kitchen/Diner • Integrated Kitchen Appliances • Utility Room • Garage • Driveway for up to 4 Cars • Generous Rear Garden • Walking Distance to Town Centre

## Description

A fantastic three bedroom home with a superb rear garden, spacious kitchen/dining room and a convenient location within walking distance of Stratford-upon-Avon town centre, railway station, schools and colleges. The property has been thoughtfully updated and offers an excellent balance of comfortable living space, practical features and a garden that really sets it apart.

An entrance porch leads into the hallway, with stairs rising to the first floor. The sitting room is positioned at the front of the house and is a lovely space to relax, with a wood-burning stove, attractive timber detailing and plenty of room for comfortable seating.

The real heart of the home is the impressive kitchen/dining room, which extends across the rear of the property. The kitchen has been fitted with a stylish range of contemporary high-gloss units, complemented by solid wood worktops, integrated appliances and generous preparation and storage space. The adjoining dining area comfortably accommodates a large table, making it a great space for everyday meals and entertaining, with French doors opening directly onto the garden. A separate utility room and ground floor WC add further practicality.

Upstairs, the principal bedroom is a generous double at the front, while the second bedroom is another good-sized double room with built-in wardrobes. The third bedroom offers flexibility for a child's bedroom, home office or additional sleeping accommodation. The family bathroom has been updated with contemporary tiling, a bath with shower over and a modern vanity wash basin.

Outside is where this property really comes into its own. The rear garden is a wonderful size and has been carefully landscaped to create a fantastic outdoor space. A substantial paved terrace immediately adjoining the house provides plenty of room for outdoor dining and barbecues, while the generous lawn is bordered by established trees, shrubs and planting. At the far end of the garden, a timber pergola creates a separate seating area, perfect for relaxing or entertaining on warmer evenings.

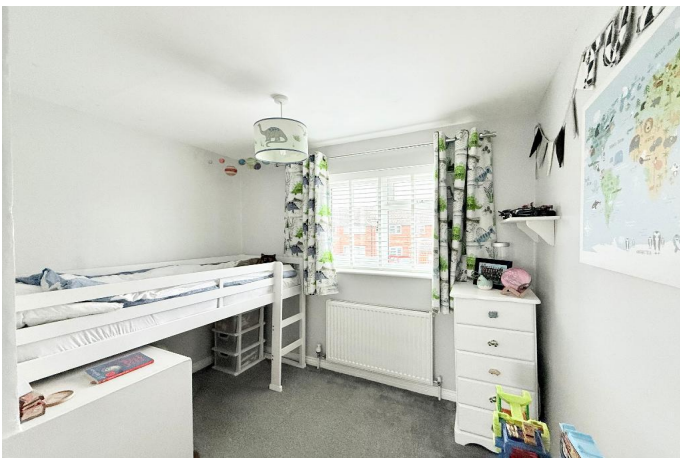
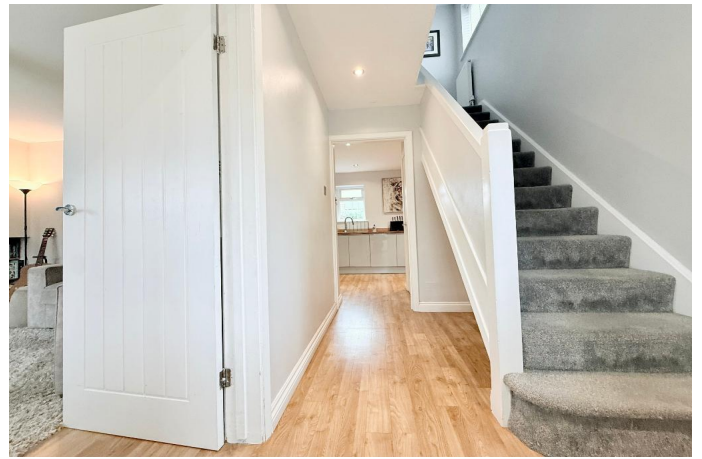
An attached garage provides valuable additional storage and parking space.

The location is another major advantage, with Stratford-upon-Avon town centre, the railway station and a choice of well-regarded schools and colleges all within walking distance. The town offers an excellent selection of independent shops, restaurants, cafés and leisure facilities, along with the Royal Shakespeare Theatre and riverside walks.

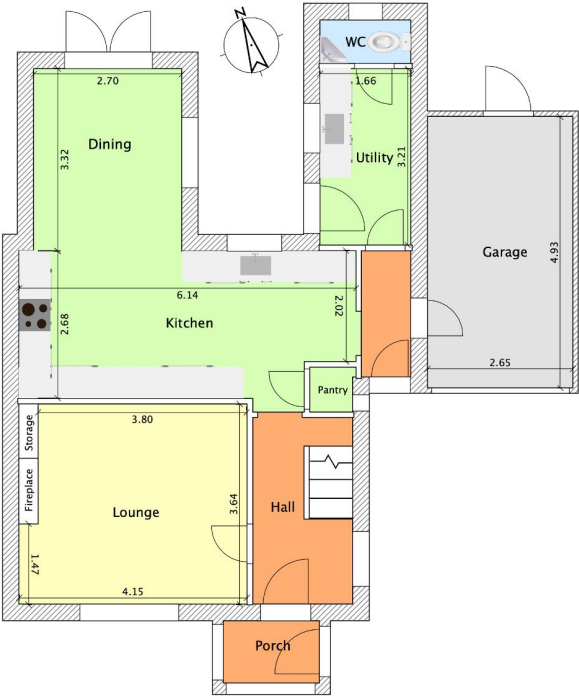
### Additional Information

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

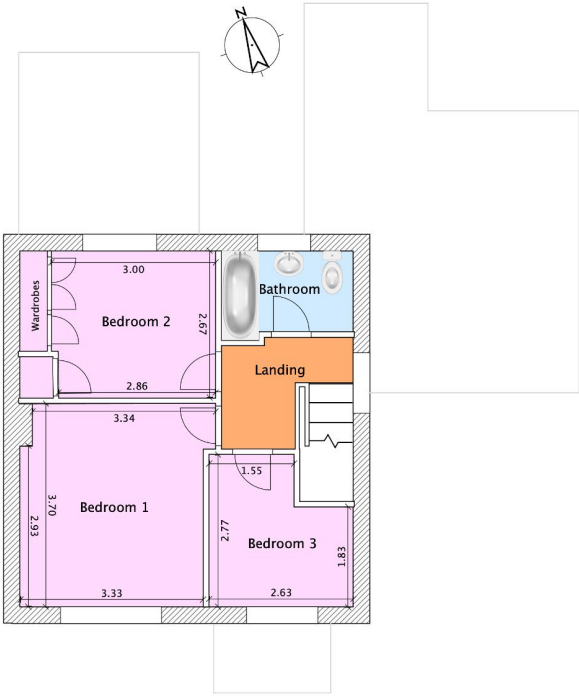








Indicative Floor Plan for illustration purposes only  
Approximate Gross Internal Floor Area 1049 ft<sup>2</sup> / 97.4 m<sup>2</sup> (excl Garage)  
**GROUND FLOOR**



Indicative Floor Plan for illustration purposes only  
**FIRST FLOOR**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |