

**£450,000**  
**Kestrel Road**  
Charfield, GL12 8EU



## PROPERTY SUMMARY

This beautifully presented home offers a wonderful balance of space, comfort and modern living.

On the ground floor, the welcoming entrance hall leads to a convenient downstairs cloakroom, a spacious living room, and a bright open plan kitchen and dining area with doors that open directly onto the garden. It is the perfect layout for family life and entertaining. Upstairs there are four well sized bedrooms, including a principal bedroom with its own en suite, along with a modern family bathroom.

Outside, the property enjoys a generous rear garden with a patio and lawn, ideal for relaxing or hosting friends and family. To the front there is parking for two or three cars, along with an EV charger. The home also benefits from solar panels, adding extra energy efficiency to everyday living.

There is an annual management fee of around £300.

The property also includes a rented allotment, available at approximately £40 per year.

4



2



2











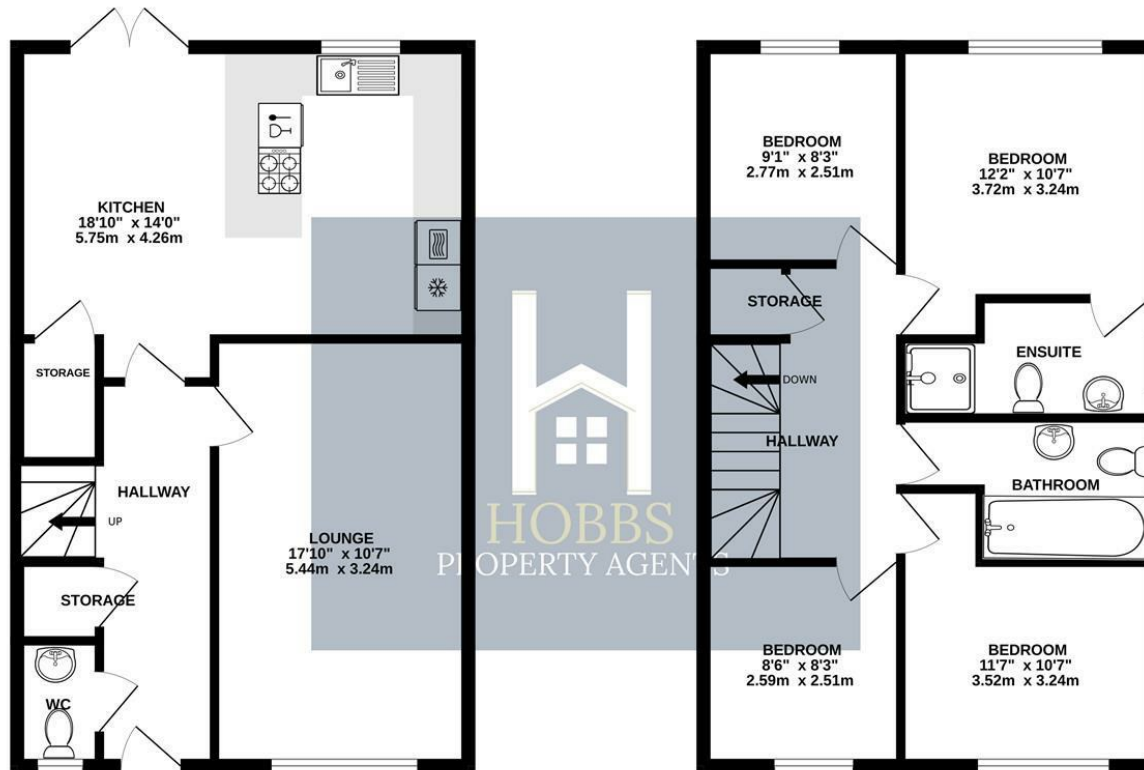






GROUND FLOOR  
567 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq.ft. (105.3 sq.m.) approx.

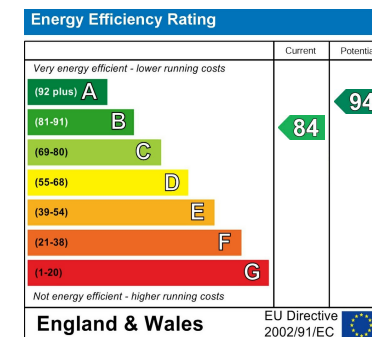
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
South Gloucestershire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE DETAILS

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