

4 Bedroom Detached for Sale - £475,000

Betjeman Road, Stratford upon Avon, Warwickshire, CV37 7LJ



KEY FEATURES

- NO ONWARD CHAIN • 4 Bedrooms • 2 Bathrooms • 2 Reception Rooms • Garage • Driveway • Downstairs WC • Bridgetown Catchment Area • Walking Distance to Town Centre • Close to Open Countryside

Description

NO ONWARD CHAIN. A substantial four bedroom detached home, ideally positioned within easy walking distance of local amenities, the town centre and the well-regarded Bridgetown Primary School, and enjoying a pleasant outlook over open green space to the front.

The accommodation is arranged over three floors and offers a practical and versatile layout. You enter into a welcoming hallway, with the lounge set to the left, featuring a window to the front and French doors opening onto the rear garden. To the right is a separate dining room, equally suited as a study or additional reception space.

To the rear of the property is a kitchen/breakfast room, providing a sociable hub of the home, with a door leading through to an inner hall. From here there is a downstairs WC and a further door opening out to the rear garden.

On the first floor there are two double bedrooms positioned at the front, a further single bedroom to the rear, and a family bathroom. The second floor is dedicated to a particularly generous principal bedroom, complete with a dressing area and an en-suite, which benefits from both a bath and a separate shower cubicle.

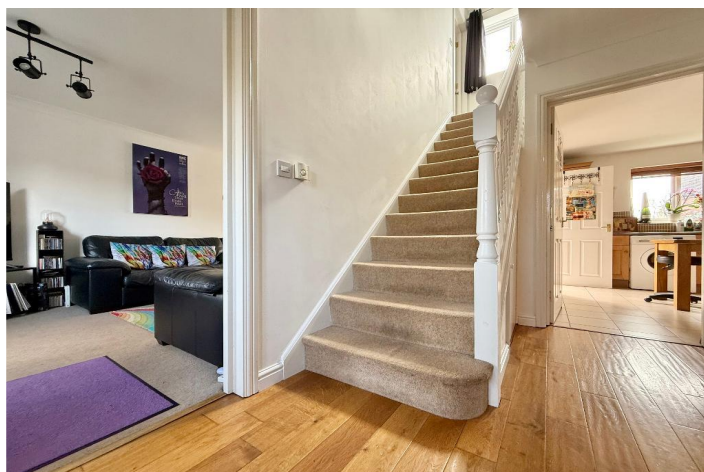
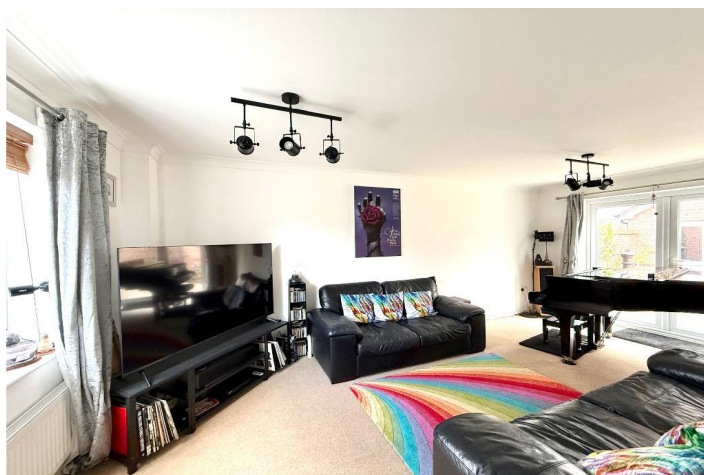
Outside, the property enjoys an easily maintained garden which proves to be a wonderful sun-trap during the summer months, with pedestrian access through to the garage. The garage is equipped with power and light, with driveway parking in front. In addition, there is space for further parking within the shared access area, along with free on-street parking nearby.

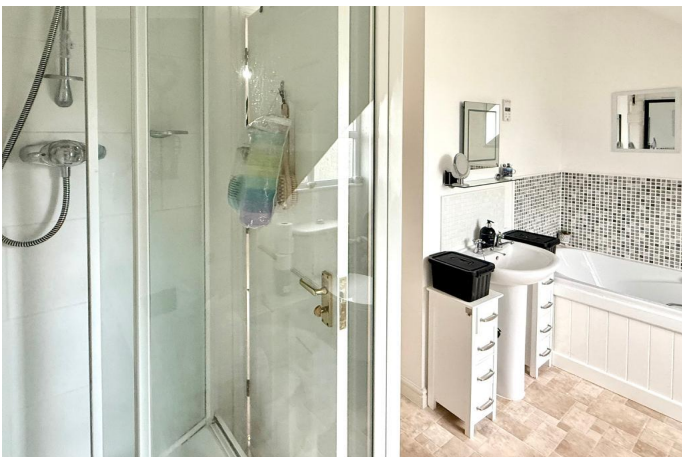
The location is particularly convenient, with a bus stop less than a minute's walk away providing regular services into the town centre, train stations and surrounding towns and villages. A Co-op is within a couple of minutes on foot, with Waitrose also within easy walking distance. There are several children's play areas close by, along with open fields that are popular with dog walkers, all within a short stroll.

A well-located home with flexible accommodation, offered for sale with no onward chain.

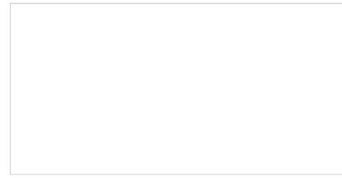
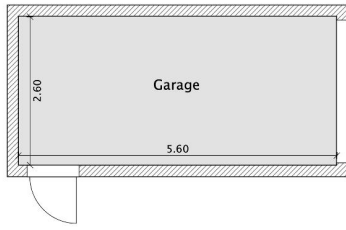
Additional Information

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.









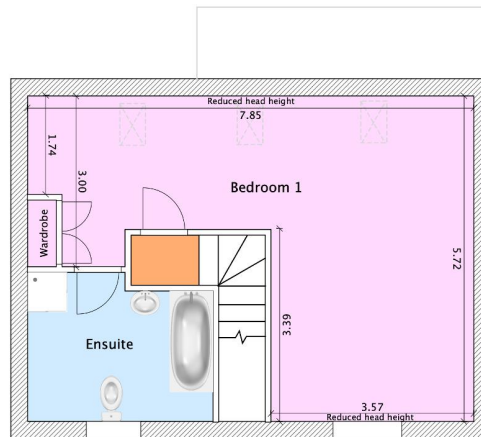
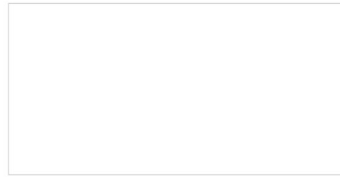
Indicative floor plans for illustration purposes only
Approximate Gross Internal Floor Area 1445 ft² / 134 m²

GROUND FLOOR



Indicative floor plans for illustration purposes only

FIRST FLOOR



Indicative floor plans for illustration purposes only

SECOND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		