



Brooklyn Road, Cheltenham - GL51 8DX

Guide Price £425,000



Brooklyn Road

Cheltenham, GL51 8DX

Immaculate 3-bed semi in sought-after Cheltenham location. Modern interior, spacious outdoor space with office. Ideal for families/professionals. Close to amenities, schools, and transport links.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Three Bedroom Semi Detached Home
- Generous Plot
- Immaculately Presented Throughout
- Desirable Cheltenham Location
- Beautifully Landscaped Large Rear Garden With Outdoor Building
- Generous Front Garden With Parking For Multiple Vehicles





Occupying a generous plot within a sought-after Cheltenham location, this immaculate and extended three-bedroom semi-detached home offers a perfect blend of modern style, versatile living, and superb outdoor space. The property is offered freehold, falls within Council Tax Band D, and boasts a thoughtfully landscaped south-east facing rear garden, spacious front driveway, and a fully insulated outdoor building, ideal for conversion.

Living Room: Positioned at the heart of the home, the main reception room is a welcoming and comfortable space with a warm, neutral palette. Ideal for relaxing or entertaining, it features a large window overlooking the front garden and connects effortlessly to the rest of the ground floor.

Kitchen: The separate dual-aspect kitchen enjoys plenty of natural light with ample cabinetry and workspace. Well-proportioned, it provides a functional and attractive hub for daily life.

Family / Dining Room: An impressive open-plan space to the rear of the home, this light-filled area is ideal for both formal dining and casual family living. Bi-folding doors extend across the rear elevation, opening directly onto the patio and creating a seamless transition to the garden, perfect for summer entertaining or relaxing weekends.

Utility Room & Shower Room: A sleek and practical utility area offers excellent storage and houses a modern shower and WC, an ideal addition for busy households or guests.

Bedroom One: A generously sized double bedroom with views to the front, offering ample space for furnishings and finished in soft, calming tones.

Bedroom Two: Another spacious double room, with views to the rear over the beautiful garden, ideal as a guest bedroom, or second main bedroom.

Bedroom Three: A charming single room with a front aspect, currently suited to a nursery or home office.

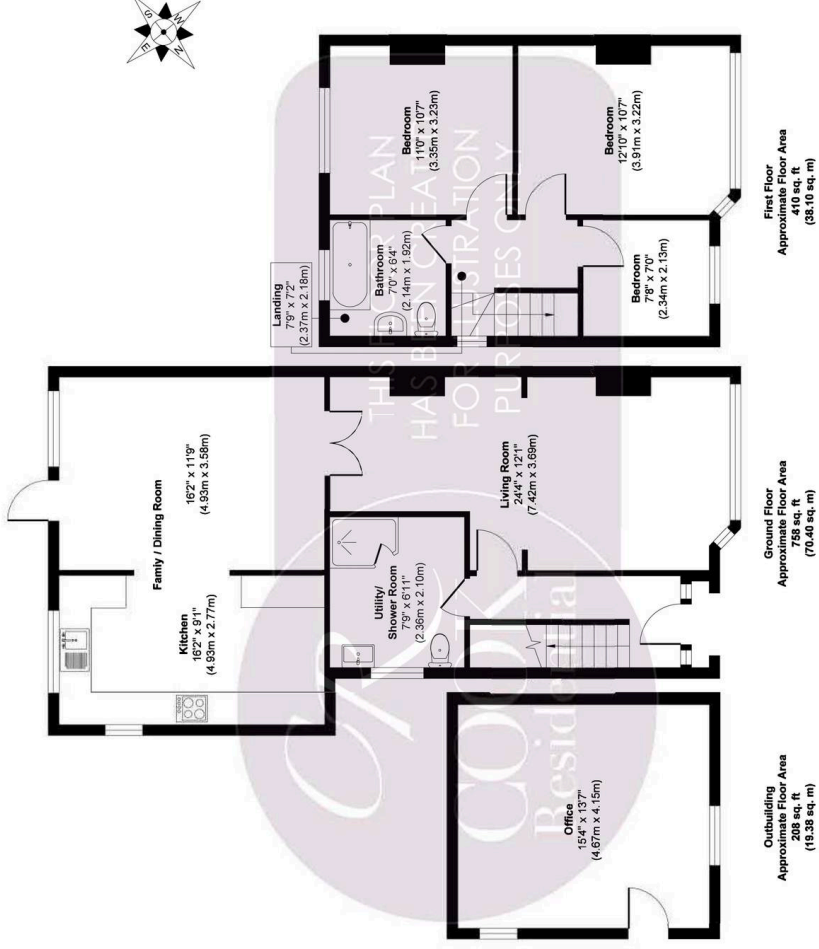
Bathroom: The main family bathroom is stylish and contemporary, fitted with a modern white suite and complementary tiling.

Rear Garden & Office: The stunning rear garden is a standout feature, beautifully landscaped to include a sandstone-tiled patio, raised wooden decking, and a lush lawn bordered by planting and mature trees. Tucked privately to the rear is an outdoor detached building, equipped with power and ripe for conversion.

Front Garden & Parking: To the front, a generous driveway provides off-road parking for multiple vehicles, framed by a neat lawns and mature shrubs.

Location: Brooklyn Road is a well-regarded residential street located to the west of Cheltenham, offering excellent access to both the town centre and key transport routes including the A40 and M5. Local amenities, parks, and reputable schools are within easy reach, making it a convenient and desirable area for families, professionals, and commuters alike. The neighbourhood has a friendly community feel with a mix of traditional and modern homes.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 1376 sq. ft / 127.88 sq. m (Including Outbuilding)
Approx. Gross Internal Floor Area 1168 sq. ft / 108.50 sq. m (Excluding Outbuilding)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.