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COOK
Residential
FOR SALE

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Warden Hill Road, Cheltenham - GL51 3AW

Guide Price £450,000



Warden Hill Road

Cheltenham, GL51 3AW

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Attractive Semi Detached Home
- Three/Four Bedrooms
- Refurbished Modern Bathroom
- Pretty Rear Garden with Side Access
- Driveway Parking for Multiple Vehicles
- Popular Family Location





This well presented three or four bedroom semi detached home offers generous living space, flexible accommodation, and a beautifully maintained garden, all in a prime location within easy reach of excellent schools and commuter links. Situated on Warden Hill Road, the property is ideally placed for local shops, popular primary and secondary schools, regular bus routes, and access to the M5 and Cheltenham town centre.

Living Room and Dining Room: This beautifully presented space offers a spacious and versatile layout, ideal for both relaxing and entertaining. A large bay window to the front floods the space with natural light, while sliding doors at the rear provide access to the garden and create a seamless indoor-outdoor flow. The room features soft neutral tones, a central feature fireplace, and generous space for both lounge and dining furniture.

Kitchen: The kitchen is a bright and practical space, thoughtfully arranged to suit everyday family living. It features a good range of wall and base units, tiled splashbacks, and ample worktop space. Integrated appliances include an oven, gas hob, and overhead extractor. The room is finished with tiled flooring and benefits from a window overlooking the garden, along with a side door providing external access.

Bedroom/Office: Currently arranged as a cosy sitting room, this versatile ground floor room offers excellent flexibility and could be utilised as a bedroom or home office. It benefits from direct access via a private door at the side of the property, ideal for those seeking a separate work or guest area. A handy WC is conveniently located just off this room, enhancing its functionality and privacy.

Bedroom One: Positioned at the front of the property, the main bedroom is a generous double featuring a large bay window that floods the room with natural light. The space offers ample room for freestanding furniture and is decorated in soft tones, it provides a calm and comfortable atmosphere ideal for relaxation.

Bedroom Two: Set at the rear of the property, this double bedroom enjoys a pleasant outlook over the garden and features a wide window that fills the room with natural light. It benefits from mirrored built-in storage and is decorated in neutral tones, creating a calm and restful space.

Bedroom Three: A bright and cheerful single bedroom currently arranged as a nursery, featuring a wide window that brings in plenty of natural light. This room is ideal for use as a child's bedroom, guest room, or home office and enjoys a pleasant outlook to the front of the property.

Bathroom: The family bathroom is stylishly presented, featuring modern grey tiling and a sleek white suite comprising a panelled bath with a glazed screen and overhead shower, a low level WC, and a pedestal wash basin. The room benefits from a frosted window providing natural light while maintaining privacy.

Garden: The rear garden is beautifully landscaped and offers a tranquil outdoor retreat. Predominantly laid to lawn, it also features a patio seating area ideal for alfresco dining, and a variety of mature plants and shrubs that provide colour and interest throughout the seasons. There's a shed for storage, a charming raised planted area with decorative gravel, and a shaded seating corner beneath a well established tree. Gated access leads directly to the driveway at the rear, offering both practicality and convenience.

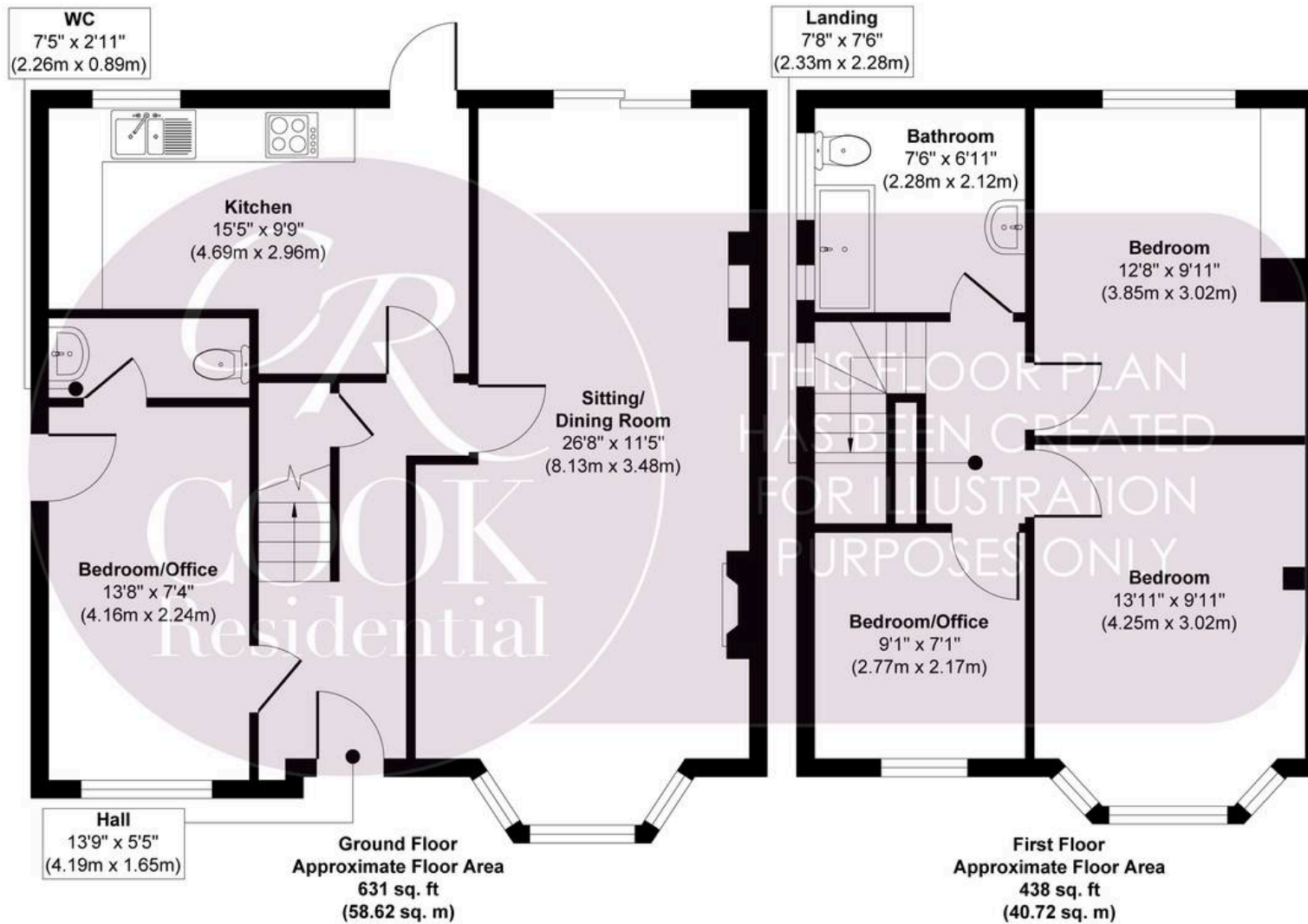
Parking: To the front of the property, a generous gravel driveway provides off road parking for multiple vehicles. The space is low maintenance and enclosed by a low brick wall with gated side access to the rear garden, adding both convenience and security.

Location: Situated on the sought-after Warden Hill Road, this property enjoys excellent access to both Cheltenham town centre and major transport links, including the A40 and M5. The area is well-served by a range of amenities such as local shops, supermarkets, and a retail park, all within easy reach. Popular schools, including Bournside Secondary, are nearby, along with regular bus routes and green spaces, making this a convenient and family friendly location.

Council Tax Band: C

Tenure: Freehold

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



Approx. Gross Internal Floor Area 1069 sq. ft / 99.34 sq. m

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.