



Egdon Crescent, Cheltenham, GL51 6GF

Guide Price £525,000



5 Egdon Crescent

Cheltenham, GL51 6GF

Spacious 4-bed detached home in Hatherley with large kitchen/dining room, dual-aspect reception room, integrated garage, EV charger, and lovely garden. Ideal for modern family living in sought-after location.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:



- Four Bedroom Detached Home
- Two Bathrooms Plus a Cloakroom
- Well Presented Throughout
- Popular Hatherley Location
- Superb Laid To Lawn Rear Garden
- Single Garage With Driveway Parking & EV Charger



Tucked away in the ever-popular area of Hatherley, this well-presented four-bedroom detached home offers spacious and flexible accommodation, ideal for modern family living. Set over two floors and boasting a generous kitchen/dining room, large reception room, integrated garage with power, driveway parking with an EV charger, and a delightful rear garden, this freehold property (Council Tax Band E) combines practicality with comfort in a sought-after residential location.

Reception Room: Spanning the depth of the home, this bright and versatile space provides a welcoming setting for both relaxing and entertaining. Dual-aspect windows flood the room with natural light, and the generous proportions allow for multiple layout options to suit personal preference.

Kitchen / Dining Room: At the heart of the home, the open-plan kitchen and dining room is an impressive and sociable space. Fitted with integrated double oven, fridge freezer, and dishwasher, the kitchen features a range of stylish wall and base units. Ample space for a dining table makes this a true hub of the home, ideal for hosting family and friends. Double doors open directly onto the rear garden, enhancing the indoor-outdoor flow.

Cloakroom / Utility Area: Located just off the kitchen, the downstairs cloakroom also incorporates a handy utility area with space and plumbing for both a washing machine and tumble dryer, a well thought out addition to keep laundry neatly tucked away.

Bedroom One: Positioned to the side of the property above the garage, the principal bedroom is a spacious retreat with a peaceful outlook. Its generous footprint allows for wardrobes and additional storage, creating a calm and private space to unwind.

Ensuite to Bedroom One: The ensuite shower room is perfectly positioned and serves bedroom one comprising of a walk in shower, wash basin and w/c.

Bedroom Two: Another well-proportioned double bedroom with views to the rear. Bedroom Two offers flexibility for a guest room, teenager's room, or home office as needed.

Bedroom Three: Overlooking the front of the property is bedroom three. An ideal guest room or second study, with good proportions and pleasant natural light.

Bedroom Four: A compact yet functional single room. Bedroom Four is perfect for a nursery, dressing room, or study space.

Bathroom: The main bathroom comprises a bath with shower over, w/c and washbasin.

Garage & Parking: The property benefits from driveway parking to the front, complete with a fitted EV charger for electric vehicles. The attached garage, which is the only garage included with the property, is equipped with electric and power, offering excellent storage or potential for a workshop or hobby space.

Outside Space: The property enjoys a small front garden bordered by a low hedge, providing attractive kerb appeal and a little extra green space.

To the rear, the garden is a lovely outdoor retreat, well maintained and offering a mix of lawn and patio. There's also a handy outside tap for ease of gardening and outdoor cleaning.

Tenure: Freehold

Council Tax Band: E

Location: Egdon Crescent is ideally situated in the desirable Hatherley area of Cheltenham, well regarded for its proximity to excellent schools, local amenities, and parks. With easy access to commuter routes and Cheltenham Spa station, the location is perfect for both families and professionals alike.

Viewing is highly recommended to fully appreciate all that this property has to offer.

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



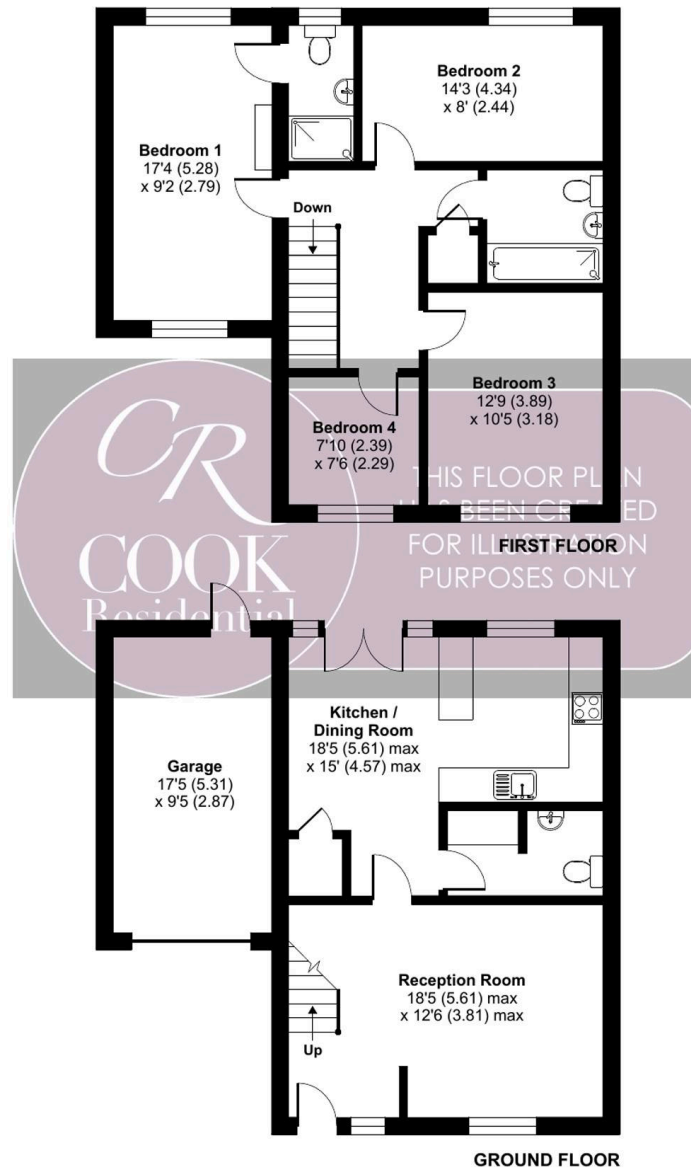
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Approximate Area = 1221 sq ft / 113.4 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1382 sq ft / 128.3 sq m

For identification only - Not to scale





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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.