



4 Bed 3 Storey Townhouse | Sandown Close, Stratford upon Avon | Offers Over £335,000

## Description

Presenting this spacious 4 bedroomed 3-storey, end-of-terrace home, offered with no onward chain. Designed with a versatile layout, this property is perfect for those seeking both style and functionality.

The ground floor opens into a welcoming hallway, leading to a comfortable lounge at the front of the house. At the rear, the modern kitchen/diner provides ample space for cooking and entertaining, with direct access to the rear garden - ideal for outdoor dining and relaxation. A convenient WC is also located on this floor.

The first floor offers two good-sized bedrooms, including one with an en-suite shower room, plus a modern family bathroom for added convenience. The top floor houses the principal bedroom, complete with an en-suite, in addition to a fourth bedroom, perfect as a guest room, office, or hobby space.

Externally, this property benefits from a south-facing rear garden, a garage, and a parking space, providing secure storage and easy access. Situated in Stratford-upon-Avon, this home enjoys easy access to local footpaths leading into the scenic countryside and the historic town centre, renowned for its Shakespearean heritage, vibrant cultural scene, and diverse amenities.

### Additional Information

We are informed by the vendor that the property is freehold (garage leasehold) and benefits from mains gas, electricity and drainage. We are further advised that there is a service charge of



- Racecourse Views
- 4 Bedrooms
- 3 Bathrooms
- Garage
- NO ONWARD CHAIN
- South Facing Rear Garden

£160 per year and a ground rent of £10 per year for the garage. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.

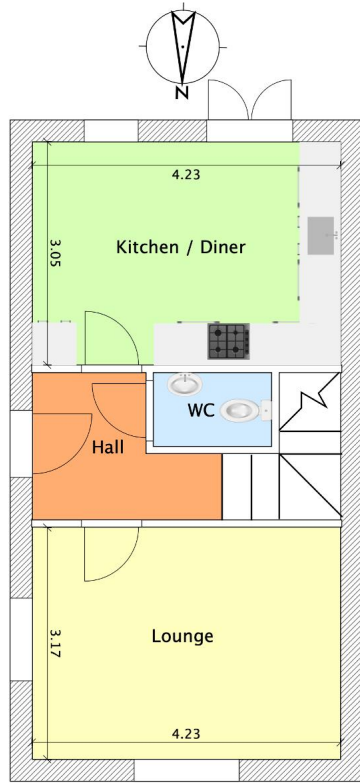


**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

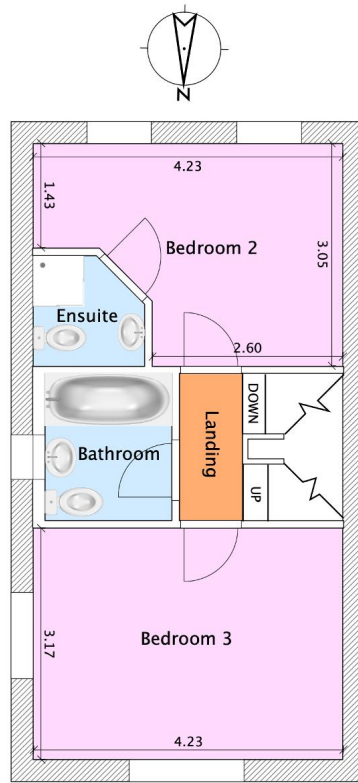




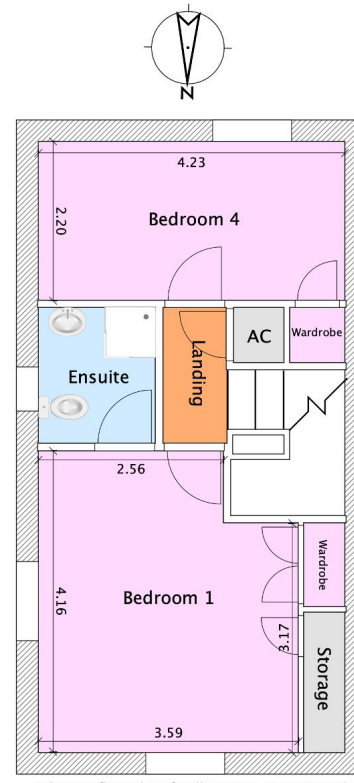




**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

## CONTACT US

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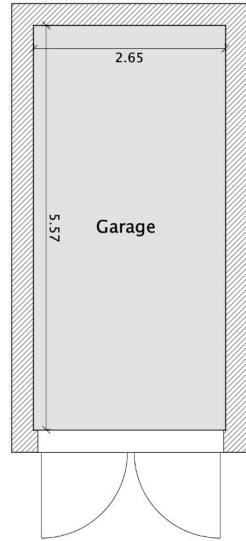
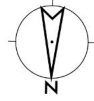
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Indicative floor plans for illustration purposes only

**GARAGE**