

4 Bedroom Detached for Sale - Offers Over £650,000
St Andrews Crescent, Stratford upon Avon, Warwickshire, CV37 9RP



KEY FEATURES

- 4 Bedrooms • 2 Bathrooms • Downstairs WC • South-Facing Rear Garden • Full-Width Conservatory • Utility Room • Breakfast Kitchen • 3 Car Driveway with EV Charging Point • Walking Distance to Town Centre • Close to Outstanding Schools

Description

Situated in the sought-after Shottery area of Stratford-upon-Avon, this very well presented four-bedroom detached home on St Andrew's Crescent offers generous accommodation, a sunny south-facing garden and driveway parking for three cars, complete with an EV charging point.

A porch leads into a welcoming hallway with a downstairs WC. The lounge provides a spacious principal reception room, while the kitchen sits at the heart of the home and is well arranged with a good range of units and workspace, with room for a small breakfast table or island if desired. Across the rear of the property is a full-width conservatory, currently arranged as a second lounge and dining area, creating an excellent additional living space overlooking the garden. A separate utility room adds practicality and there is also a useful garage store.

Upstairs, the spacious landing incorporates a study area, ideal for home working. The four bedrooms are all genius in size. Bedroom one is a large double and benefits from a dressing area, while bedroom two is again a double and has the advantage of its own en-suite shower room. Bedroom 3 is another good double at the front of the house and bedroom 4 is a generous single or small double room. The family bathroom is well-appointed with a bath with shower over, WC and basin.

Outside, the south-facing rear garden has been attractively arranged with a lawn, established planting and a couple of pleasant seating areas for enjoying the warmer months. To the front, the driveway provides parking for three vehicles.

St Andrew's Crescent is well regarded for its convenient position in Shottery, within easy walking distance of both of King Edward VI School and Stratford Girls' Grammar School, as well as Stratford-upon-Avon High School and several well-regarded local primary schools. The town centre of Stratford-upon-Avon is also within walking distance, offering an excellent selection of shops, restaurants and cultural attractions including the world-renowned theatres.

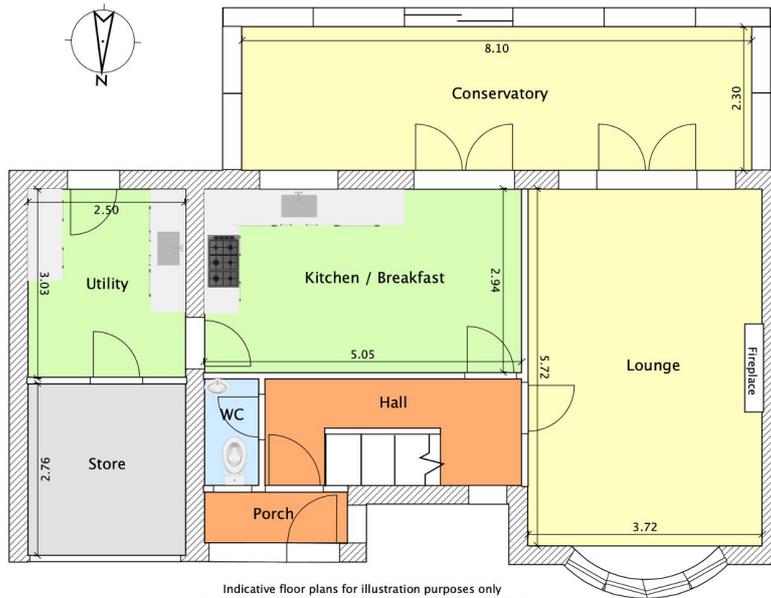
Additional Information

We are informed by the vendors that the property is freehold and benefits from mains gas, electricity and drainage. Council Tax Band E with Stratford on Avon District Council. All information should be checked by your solicitor prior to exchange of contracts.



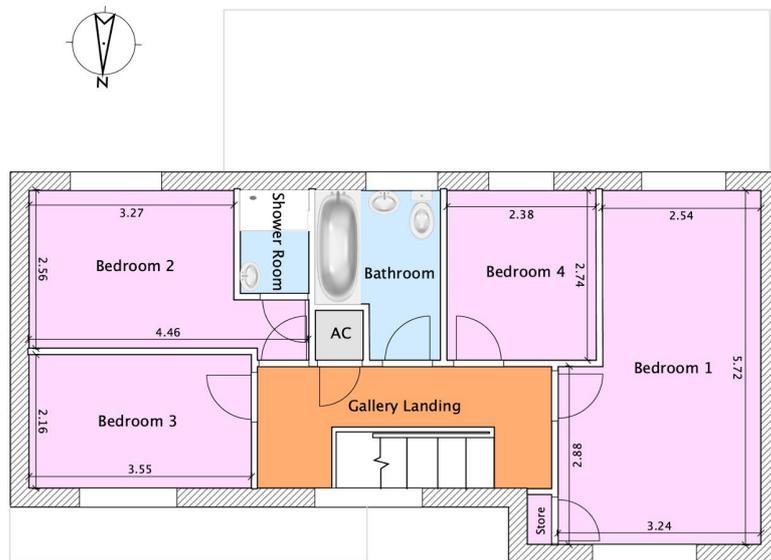






Indicative floor plans for illustration purposes only
 Approximate Gross Internal Floor Area 1547 ft² / 143.7 m²

GROUND FLOOR



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FIRST FLOOR