



THE GROVE, HALES ROAD, CHELTENHAM GL52 6SX

£585,000

- 4 Double Bedrooms
- Loft Room
- Open Plan Kitchen Dining
- 3 Reception Rooms
- Driveway Parking
- Integral Garage
- No Through Road
- Close To Town Centre

An immaculate and extended classic 1930's family home in a desirable location with a south facing garden and backdrop of school playing fields.

The light and spacious, versatile accommodation is immaculately presented throughout and in brief comprises; entrance porch and hallway, open sitting and family room with French doors to the rear, study, sociable triple aspect modern fitted kitchen and dining room with patio doors to the garden with a separate utility and cloakroom with walk in shower on the ground floor. On the first floor are three double bedrooms, a family bathroom fitted with a modern white suite and a separate WC. In addition the loft has been converted to provide a double bedroom with generous eaves storage.

Enjoying a southerly orientation and with the open aspect of school playing fields to the rear is a landscaped family garden. A lawn and large patio seating area make for an ideal outdoor space in which to relax or entertain family and friends. Privately enclosed there is securely gated access to the side.





To the front is a recently block paved driveway providing off road parking for multiple cars and the property further benefits from a larger than average integral garage, double glazing and gas central heating. Viewing of this traditional family home with modern conveniences comes highly recommended.

AREA

A cul de sac of similar bay fronted property, The Grove is an exclusive neighbourhood centred around a communal green and enviably positioned at the foot of the highly regarded Battledown estate. Within a short walk of Regency Cheltenham town centre with its culture and amenities, the convenience of extensive transport links and nearby Cotswold Countryside it strikes the perfect balance of town and country living.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D

DIRECTIONS

Leave our Charlton Kings office on the A40 London Road heading towards the town centre. At the second set of traffic lights turn right into Hales Road where The Grove can be found halfway along on the right hand side.

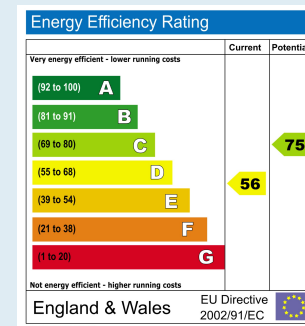




Total area: approx. 167.2 sq. metres (1800.1 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp

ENTRANCE PORCH
ENTRANCE HALLWAY
SITTING ROOM
11'11 X 11'3 (3.63m X 3.43m)
FAMILY ROOM
12'4 X 11'11 (3.76m X 3.63m)
STUDY
10'4 X 9' (3.15m X 2.74m)
KITCHEN
16'3 X 13' (4.95m X 3.96m)
UTILITY ROOM
12'2 X 6'3 (3.71m X 1.91m)
BEDROOM ONE
12'4 X 11'11 (3.76m X 3.63m)
BEDROOM TWO
11'11 X 8'5 (3.63m X 2.57m)
BEDROOM THREE
10'7 X 9'1 (3.23m X 2.77m)
BEDROOM FOUR
12'11 X 12'1 (3.94m X 3.68m)
BATHROOM
GARAGE
18'7 X 12'5 (5.66m X 3.78m)
REAR GARDEN



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