



Shurdington



Shurdington4SX

Lambert Avenue, Shurdington, Cheltenham, GL51 4SX

£720,000 Freehold

A very spacious, 4 bedroom, detached, family home with a gross internal area of 2390 sq ft providing versatile accommodation throughout.

EXTENDED FAMILY HOUSE • living room • kitchen/family room • dining room • cloakroom & utility • 4 bedrooms • 4 en suites • garage & parking • good size rear garden • solar panels

Description

This remodelled and upgraded, detached, family home has been thoughtfully designed and extended at the rear, side and into the loft space, providing impressive and contemporary 'chalet style' accommodation throughout. Situated within this popular location, the versatile living space comprises of a welcoming reception hall, cloakroom, living room with a feature bay window, 2 good size bedrooms, and 2 en suite bath/shower rooms. The magnificent kitchen/family area has a full range of matching units with integrated appliances, a central island, feature atrium, wood burner, and bi-folding doors leading to the generous rear garden. There is a separate utility room with a door leading to the garage. On the first floor, there are 2 further bedrooms both with en suite shower rooms. Outside, there is a driveway providing ample off-road parking to the front and a very good size enclosed garden which is mainly laid to lawn at the rear. Tewkesbury Borough Council Tax Band E.



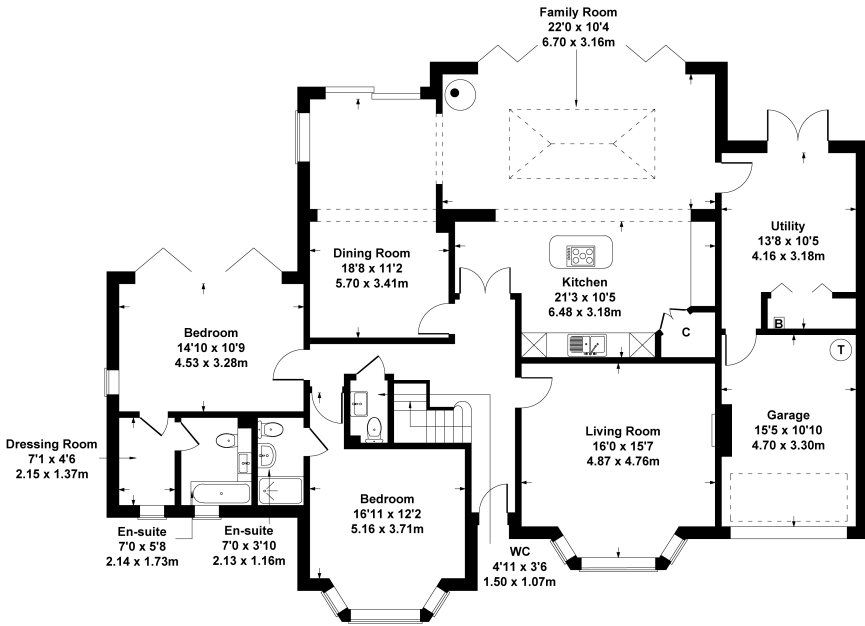


Situation

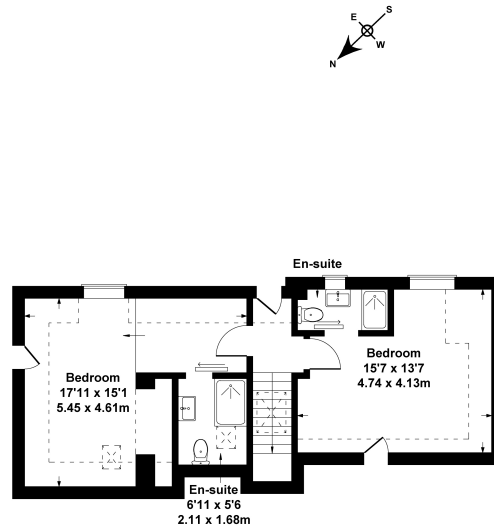
Shurdington village is conveniently positioned with excellent access to major links, including the M5, M4, A46 and A417. The centres of Cheltenham and Gloucester are both approx. 5 miles away. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

1 Lambert Avenue

Approximate Gross Internal Area
2390 sq ft - 222 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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