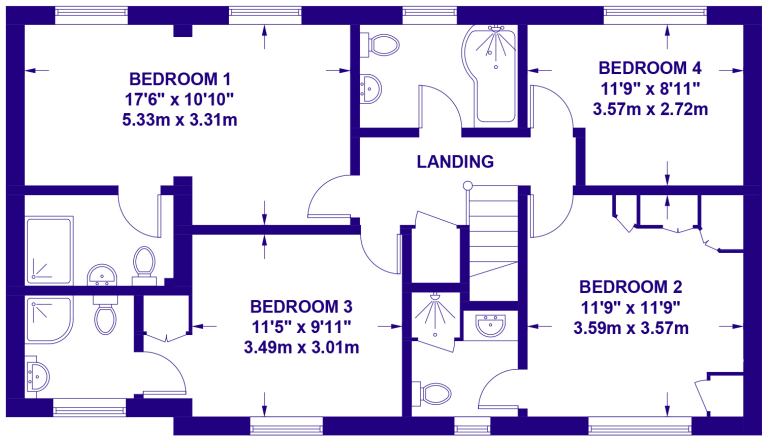
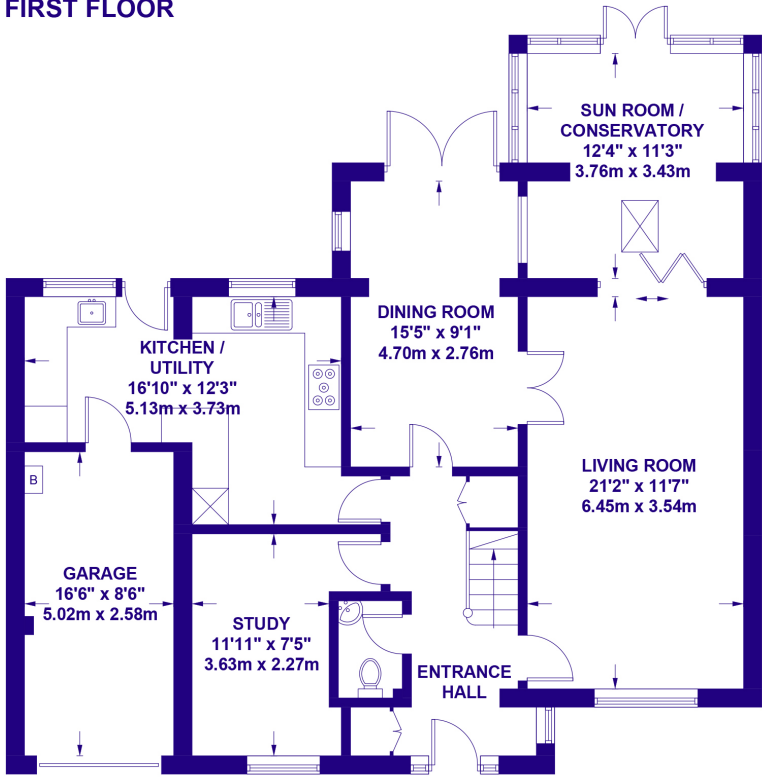


Approximate Gross Internal Area = 1948 sq ft / 181.0 sq m
(Including Garage)



FIRST FLOOR

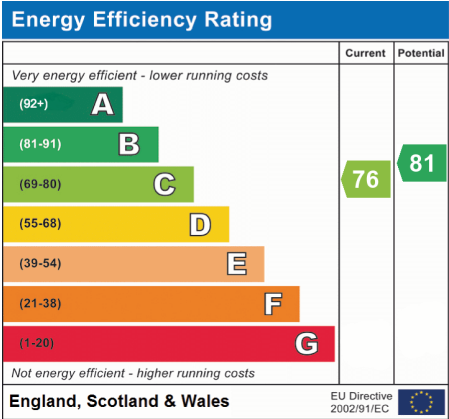


GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

Disclaimer:
Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

For the Guidance of Interested Parties:
a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described. d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries. e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith. f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.



46 King William Drive, Cheltenham, Gloucestershire GL53 7RP

A greatly extended and very well presented four bedroom detached family house in a select cul-de-sac with a delightful aspect to the rear overlooking the grounds of East Glos Tennis Club and the Cheltenham Croquet Club.



46 King William Drive, Cheltenham, Gloucestershire GL53 7RP

A greatly extended and very well presented four bedroom detached family house in a select cul-de-sac with a delightful aspect to the rear overlooking the grounds of East Glos Tennis Club and the Cheltenham Croquet Club. Its remarkably spacious accommodation on the ground floor comprises in brief an entrance hall, a downstairs cloakroom, a study, an impressive living room with double doors to a dining room and access to a splendid sun room/conservatory and a modern fitted kitchen that opens into a generously sized utility area with access to an integral garage. Above there are four double bedrooms, three en-suite shower rooms and a bathroom. Further benefits of this fine property include gas fired central heating, double glazing, landscaped gardens to the front and rear, off road parking, solar panels and an electronically operated door to its garage. Council tax band F.



Directions

Leave Cheltenham town centre via Thirlestaine Road (A40) and at the roundabout turn right onto Old Bath Road. At the next roundabout turn left into Charlton Park Drive and follow the road around to the right into King William Drive. On reaching the green, turn immediately right and then first right. The house can be found towards the end.

Price:

£850,000

Tenure:

Freehold

Contact:

Nigel Errington-Smith