



The Park



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Merestones Drive, Cheltenham, GL50 2SU

Guide Price £825,000 Freehold

An impressive 4 bedroom detached house situated at the end of a quiet no-through road in this highly sought after residential location.

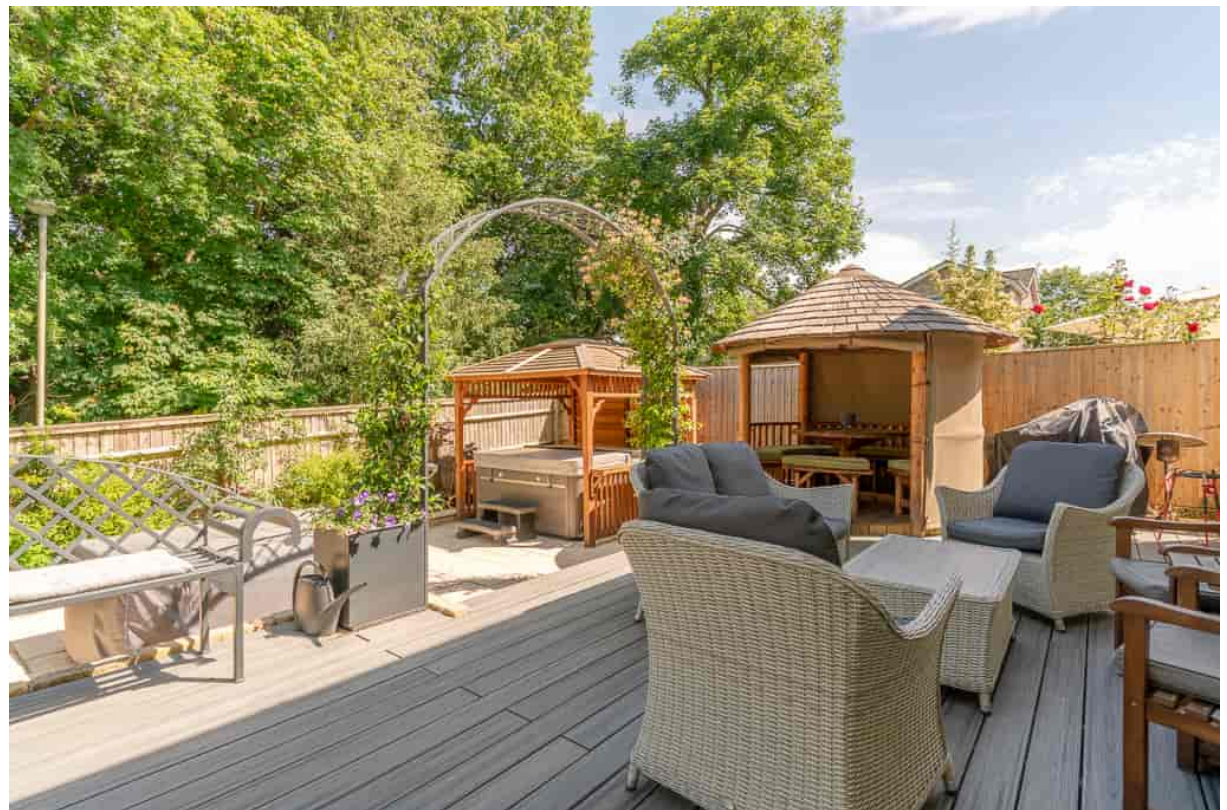
Reception hall • living room • kitchen/dining /family room • utility room • home office • cloakroom • 4 bedrooms • 2 bath/shower rooms • driveway • landscaped garden • gas central heating & double glazing

## Description

This detached family house has been extended and extensively upgraded in recent years, creating stylish open plan living space in this popular location. The beautifully presented accommodation includes reception hall, living room with feature fireplace, a magnificent kitchen/dining/family room with granite worktops and a range of quality integrated appliances, utility room, and a home office. Upstairs, there are 4 good size bedrooms and 2 luxury bath/shower rooms, the master bedroom with a dressing room and en suite. Outside, there is a driveway providing parking for 2-3 cars and a lovely low maintenance rear garden. The property further benefits from gas central heating (underfloor heating on the ground floor in the extension), and double glazing throughout.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

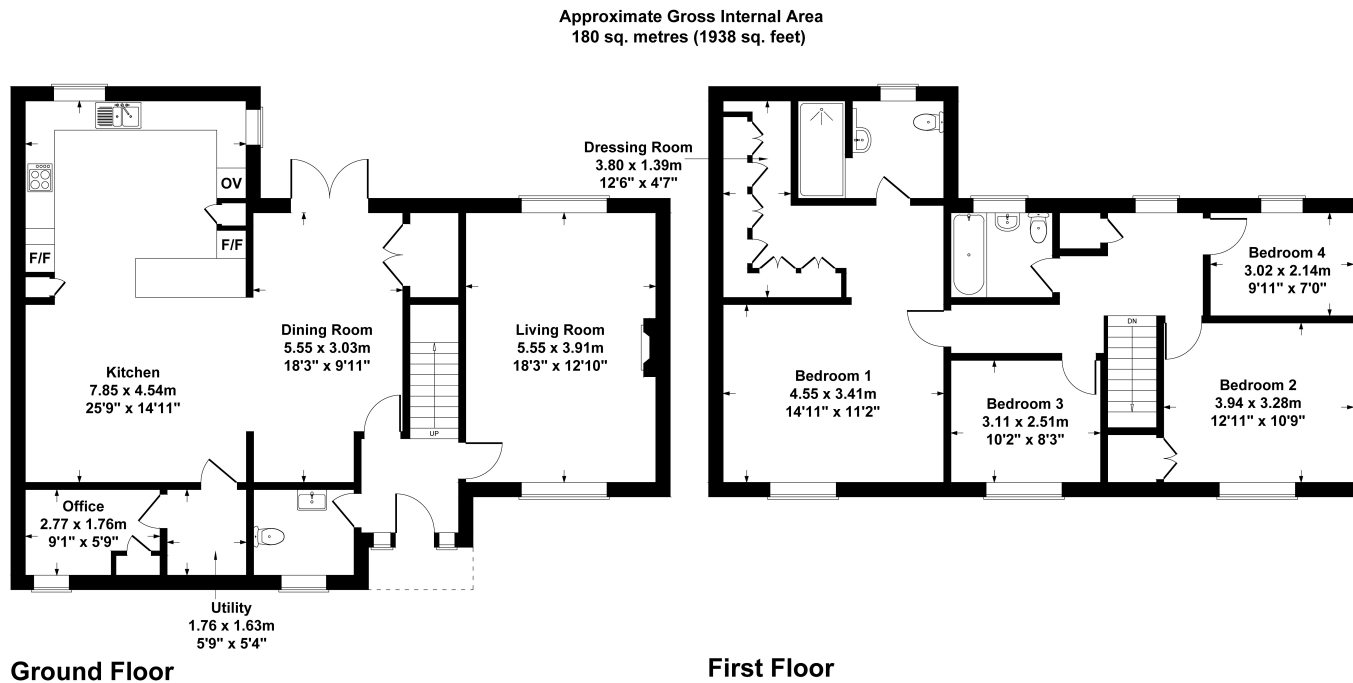






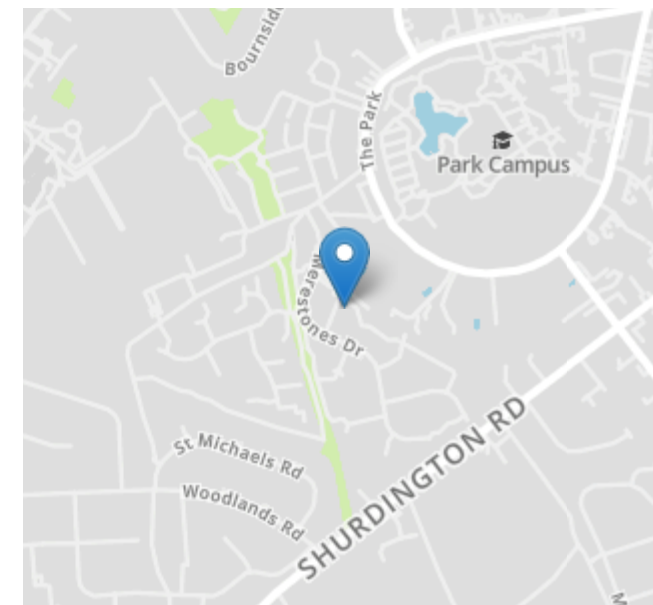
### **Situation**

A highly regarded residential location, close to excellent schools, Hatherley Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. 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



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the Illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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