



Leckhampton

 Nick  
**GRIFFITHS**  
ESTATE AGENTS



# Leckhampton

Honeysuckle Avenue, Cheltenham, GL53 0AF

£625,000 Freehold

A beautifully presented, 4 bedroom, detached, family house, situated on this sought after development close to the new High School Leckhampton.

Reception hall • living room • kitchen/dining room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • garage & driveway • landscaped garden • gas central heating • double glazing • New Home Build Guarantee

## Description

Constructed by Redrow Homes and completed 4 years ago, this 4 bedroom house has been built in the popular Windsor design. The very well presented accommodation includes reception hall, living room, an impressive kitchen/dining room with double doors to the rear garden, separate utility room, and a downstairs cloakroom. Upstairs, there are 4 good size bedrooms, and 2 bath/shower rooms, the master bedroom with en suite shower room and built-in wardrobes. Outside, there is a driveway comfortably providing parking for 2 cars, and a good size single garage. At the rear, there is a landscaped garden with an elevated seating area, ideal for relaxing and entertaining. The property further benefits from gas central heating, double glazing, and a New Home Build Guarantee. Tewkesbury Borough Council Tax Band E.





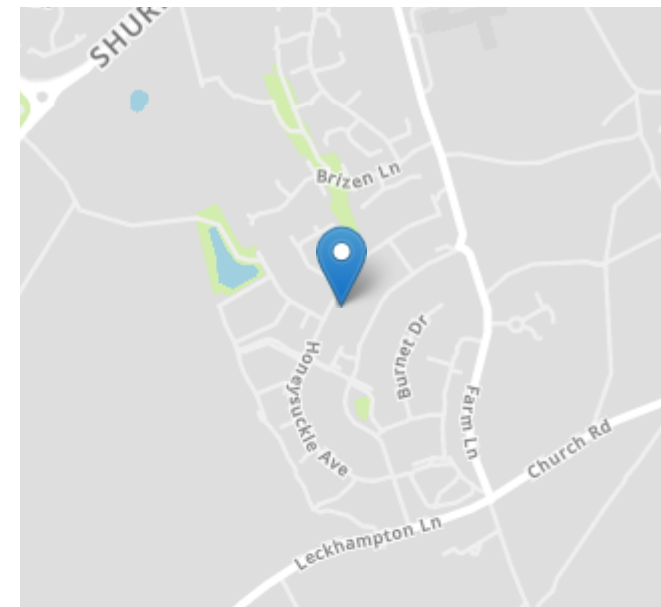
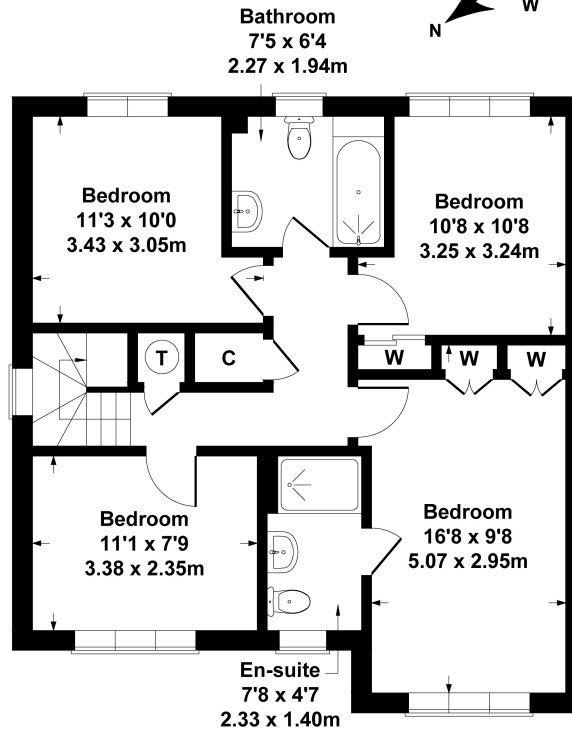
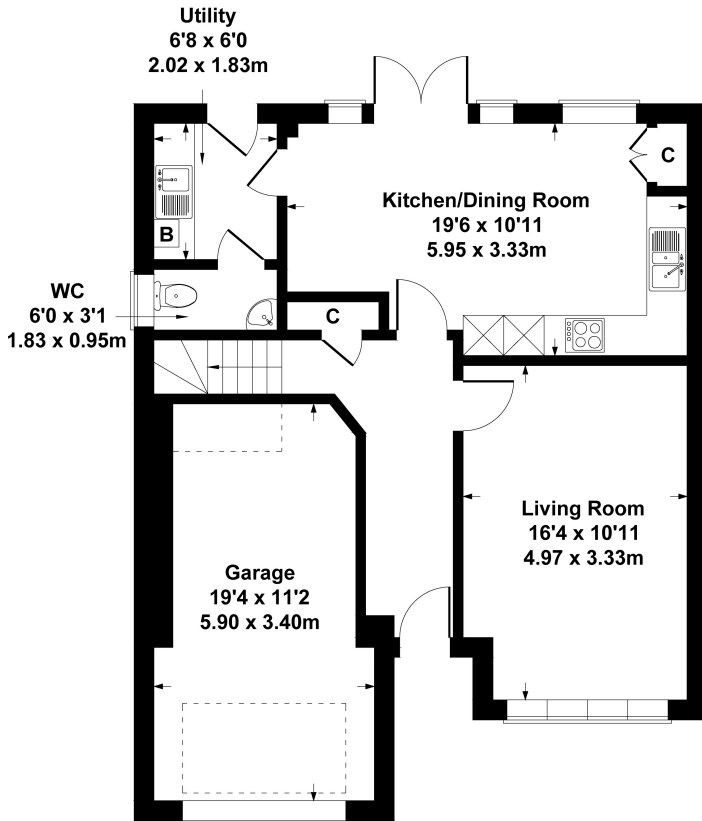
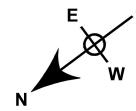


### **Situation**

A very convenient location close to excellent primary and secondary schools, road links, and the Bath Road shopping area. 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.

# 43 Honeysuckle Ave

Approximate Gross Internal Area  
1442 sq ft - 134 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(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	

**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.

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