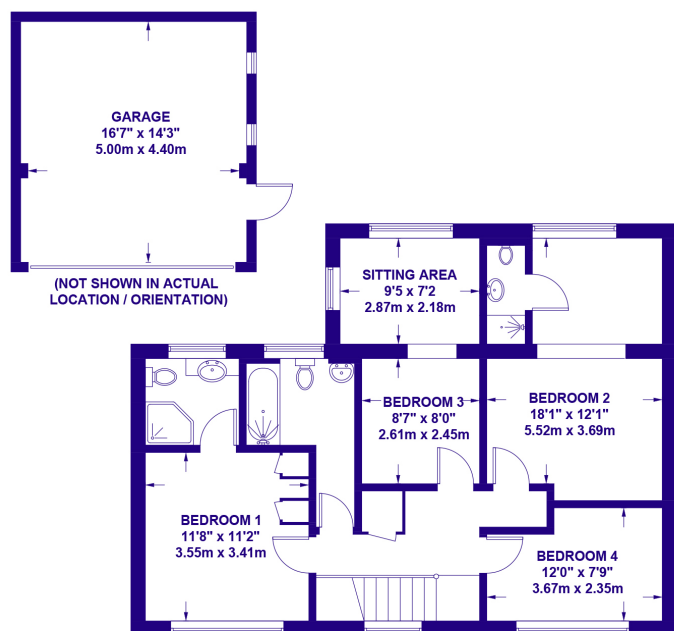
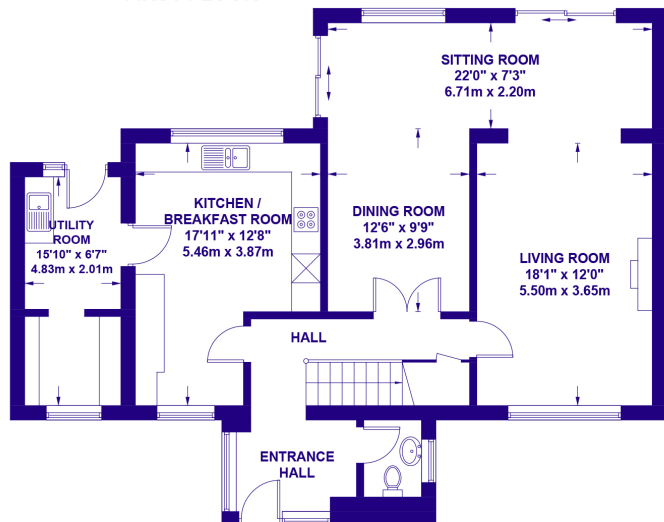


Approximate Gross Internal Area = 1835 sq ft / 170.5 sq m  
 Garage = 253 sq ft / 23.5 sq m  
 Total = 2088 sq ft / 194.0 sq m



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

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- 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



24 Walnut Close, Cheltenham, Gloucestershire GL52 3AG

A substantial and greatly extended four-bedroom detached family house occupying a delightfully landscaped plot, in the region of a fifth of an acre, in a highly desirable cul-de-sac.

Residential Sales | Lettings | Property Management

01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW

## 24 Walnut Close, Cheltenham, Gloucestershire GL52 3AG

A substantial and greatly extended four-bedroom detached family house occupying a delightfully landscaped plot, in the region of a fifth of an acre, in a highly desirable cul-de-sac. It has been significantly improved in recent times, offers generous open plan living space and is within easy walking distance of Cheltenham Racecourse, scenic Pittville Park, and Cheltenham town centre. The impressive ground floor features a flowing layout ideal for modern living. A welcoming entrance hall leads to a cloakroom and a newly fitted kitchen/breakfast room. A large utility room adds practicality, while the generously sized open plan living space provides a seamless blend of living areas. The living room features an attractive fireplace, the sitting room offers patio access to the rear garden, and the dining room is perfect for entertaining. Upstairs, four well-proportioned bedrooms provide comfortable living. There are two en-suite shower rooms and a family bathroom. Further benefits include gas fired central heating, double glazing, off-road parking for several vehicles on the brick-block driveway, a large garage offering further storage, and the southerly facing, mature landscaped rear garden providing a tranquil space for relaxation. Chain free, this is an excellent opportunity for families seeking a spacious and well-located home that benefits from recent improvements. Council tax band G



### Directions

Leave Cheltenham town centre via Evesham Road (A435). Take the fourth turning on the right and the property can be found at the end of the cul-de-sac on the right hand side.

### Price:

£1,250,000

### Tenure:

Freehold

