



Hatherley

Nick GRIFFITH
for sale

 Nick
GRIFFITH
ESTATE AGENTS

Hatherley

Egdon Crescent, Cheltenham, GL51 6GF

£640,000 Freehold

A beautifully presented 4 bedroom, detached, family house, situated on this sought after development close to excellent amenities.

Reception hall • living room • family/playroom • kitchen/dining room • cloakroom • 4 good size bedrooms • 3 bath/shower rooms • detached garage • driveway • landscaped garden • gas central heating & double glazing

Description

An attractive detached home which has been extensively upgraded and remodelled, creating stylish family living space. The exceptionally well presented accommodation includes a good size reception hall, downstairs cloakroom, living room, family/playroom, and a magnificent Luna kitchen/dining room with a range of quality integrated appliances, and fully retractable bi-folding doors opening out to the rear garden. Upstairs, there are 4 double bedrooms, and 3 bath/shower rooms, the master and guest bedrooms both with ensembles. The master bedroom also has a walk through dressing area. Outside, there is a driveway providing off-road parking, a detached garage, and a lovely landscaped garden with lawn, seating areas, and enjoying a good degree of privacy. The property further benefits from gas central heating, double glazing, and easy access to major road links, GCHQ, and a selection of schools. Tewkesbury Borough Council Tax Band F.



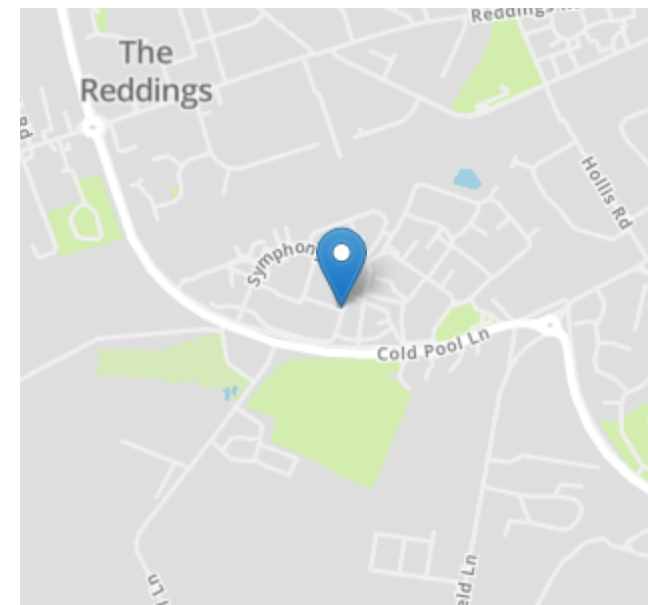
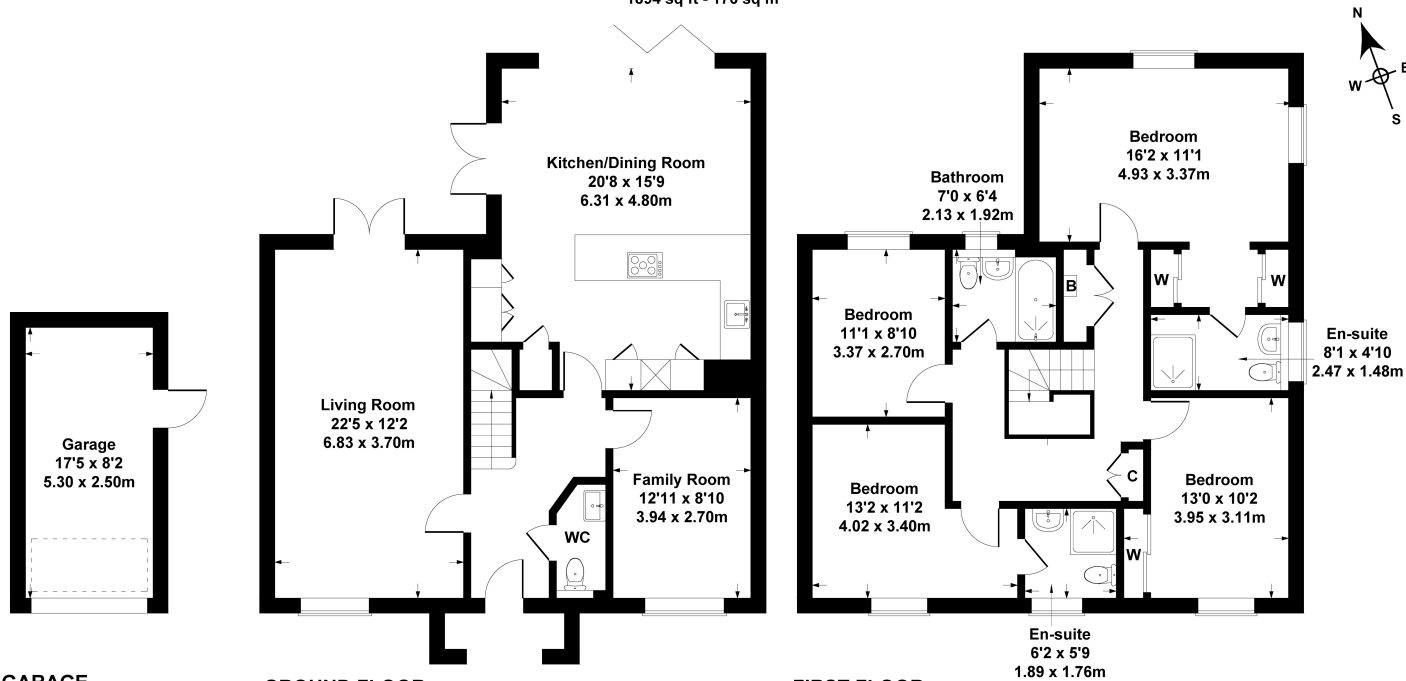


Situation

Conveniently situated close to a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Egdon Crescent is very well placed with easy access to the M5, M4, A417 and the railway station with London Paddington just 2 hours 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 held in Imperial Gardens.

1 Egdon Crrescent

Approximate Gross Internal Area
1894 sq ft - 176 sq m



GARAGE
(NOT SHOWN IN ACTUAL
LOCATION/ORIENTATION)

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		
(92-100) A		
(81-91) B		
(69-80) C	75	82
(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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