



Charlton Kings

 Nick  
**GRIFFITH**  
ESTATE AGENTS



# Charlton Kings

Brookway Road, Cheltenham, GL53 8HF

£950,000 Freehold

**A handsome 5 bedroom, semi detached, period family house with a lovely garden, situated within this quiet and highly sought after location.**

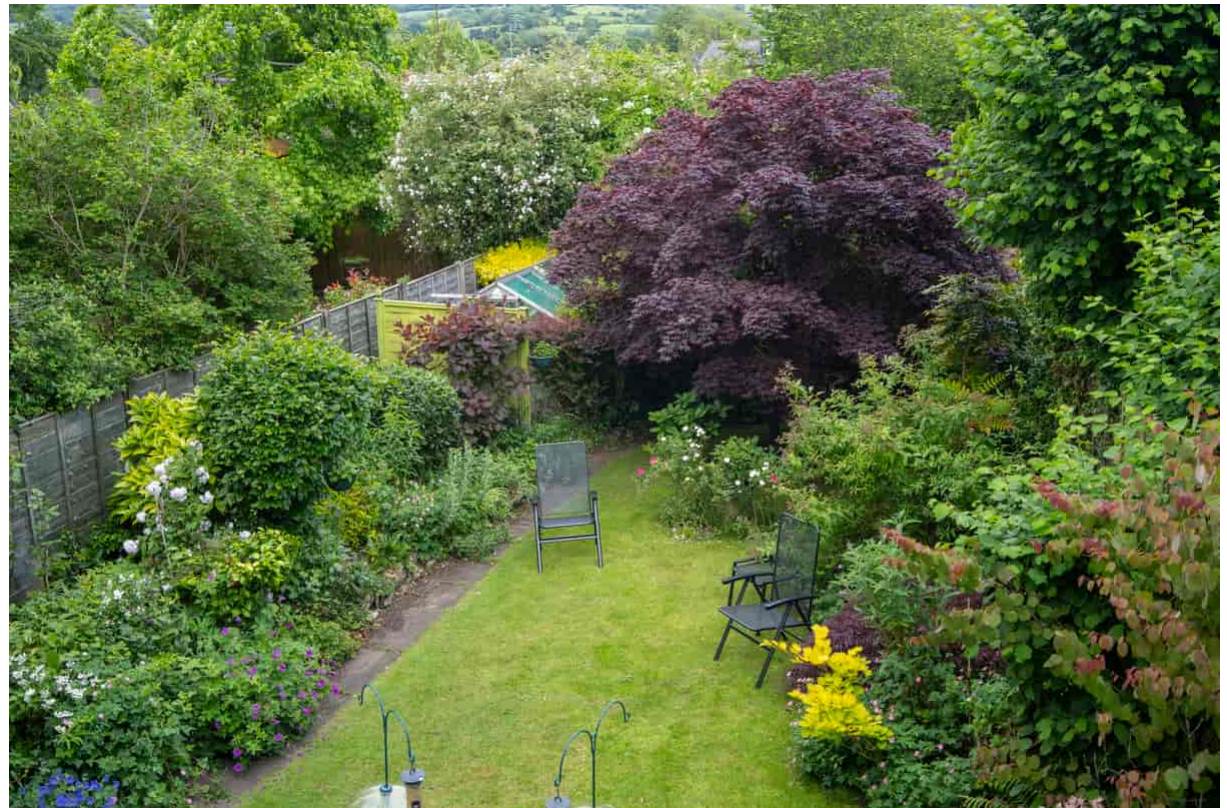
EDWARDIAN SEMI DETACHED FAMILY HOME • reception hall • living room • dining room • family room • kitchen • downstairs toilet • basement room • 5 bedrooms • family bathroom & separate toilet • enclosed pretty garden • driveway & garage • no onward chain

## Description

A wonderful opportunity to purchase this traditional red brick, bay fronted, semi detached house, located within one of the most desirable areas in Cheltenham, close to excellent local schools. Set back from the road, behind a hedged frontage and driveway, this Edwardian home offers versatile family accommodation over 4 floors. The accommodation includes a welcoming reception hallway with access to the basement room which has good head height and offers further potential (subject to the relevant permissions), 3 reception rooms, 2 of which enjoy bay windows allowing plenty of light, a kitchen which would benefit from modernisation, and a downstairs toilet. On the first floor, there is a generous landing space allowing access to the 4 bedrooms (3 doubles & 1 good size single), family bathroom, and separate toilet. On the second floor, there is a further spacious bedroom with a vaulted ceiling and storage into the eaves. To the rear of the property is a much loved private garden, mainly laid to lawn with fully stocked, wide borders and mature shrubs and trees, including a feature Maple tree.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





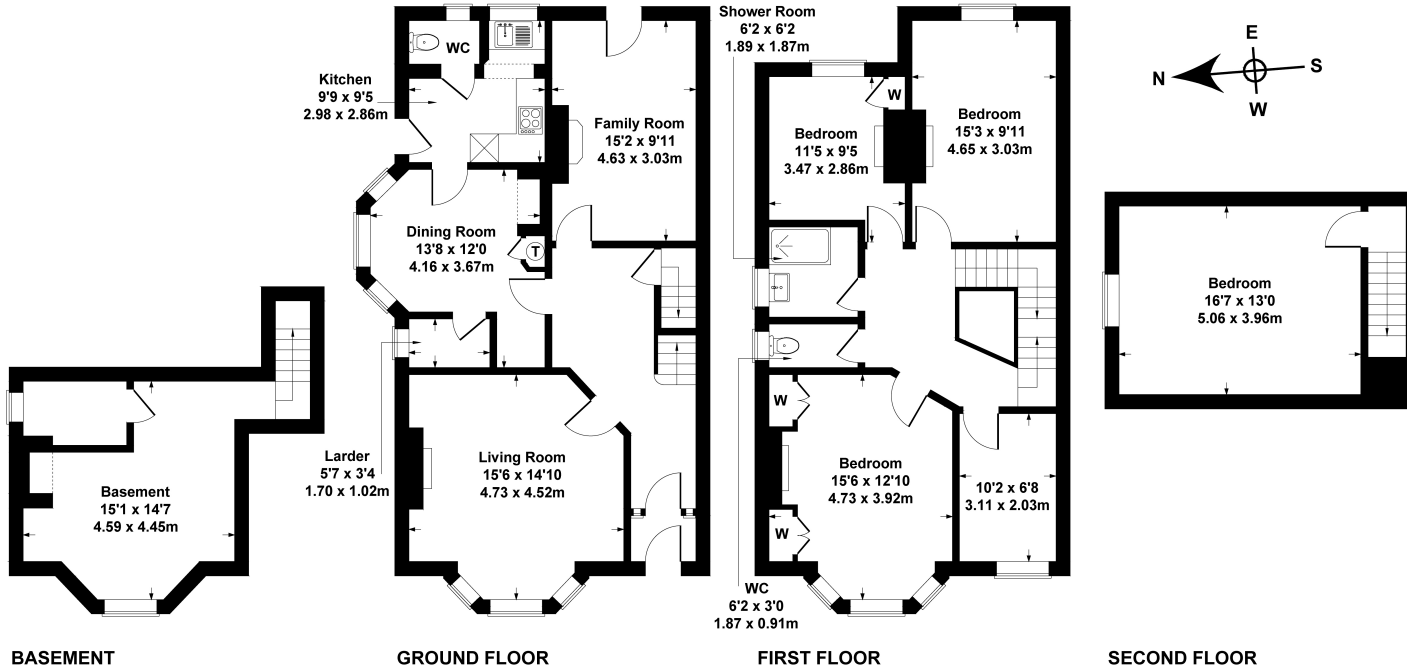


### Situation

A sought after location within a short walk of the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. 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.

### 33 Brookway Rd

Approximate Gross Internal Area  
1981 sq ft - 184 sq m



**BASEMENT**

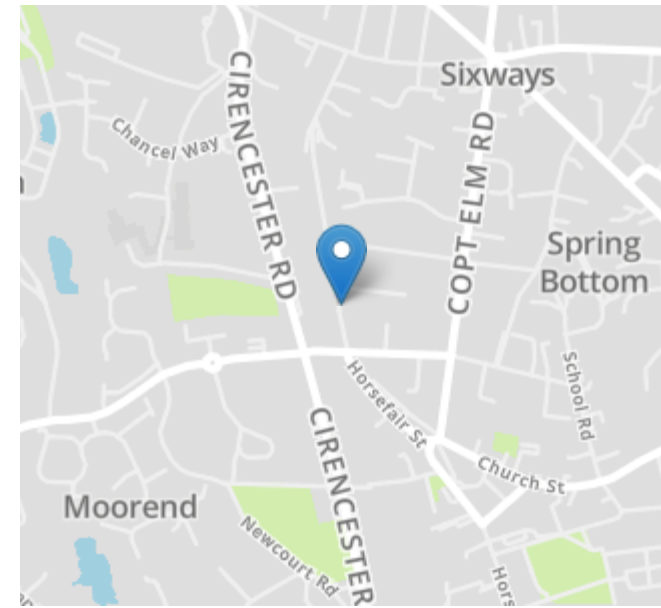
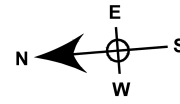
**GROUND FLOOR**

**FIRST FLOOR**

**SECOND 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, 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	46
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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