



Up Hatherley



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Silverwood Way, Up Hatherley, Cheltenham, GL51 3TW

£625,000 Freehold

An attractive, 4 bedroom, detached family house, situated in this popular road close to schools and amenities.

DOUBLE GARAGE • reception hallway • cloakroom • c.20' living room • kitchen/dining room • family room • conservatory • utility • 4 bedrooms • en suite bathroom and family bathroom • enclosed rear garden

## Description

Situated on a corner plot, this much loved, 4 bedroom, detached family home offers spacious accommodation throughout and a double garage. The property includes an entrance hall, downstairs cloakroom, living room with feature fireplace and sliding patio doors to the conservatory, and a versatile family room. The kitchen/dining room has a matching range of wall and base units with an additional central island and built-in appliances, there is also a utility room. Upstairs, there are 4 bedrooms and 2 bathrooms, the principal bedroom with an en-suite bathroom, and all bedrooms have fitted wardrobes/storage. Outside, there is a driveway providing additional parking for 2 cars and a mature landscaped rear garden, mainly laid to lawn with a paved patio and pathway leading to the double garage. The property further benefits from gas central heating and double glazing.

## 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.

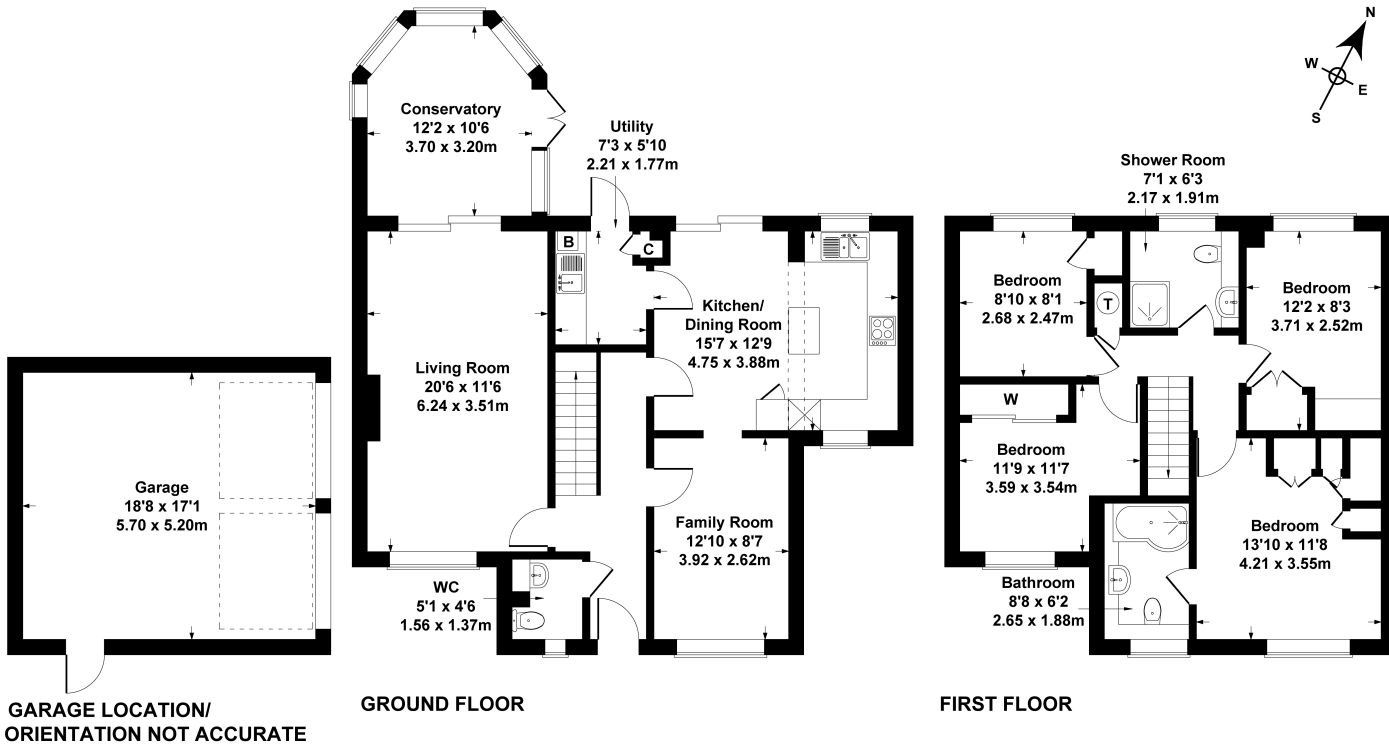
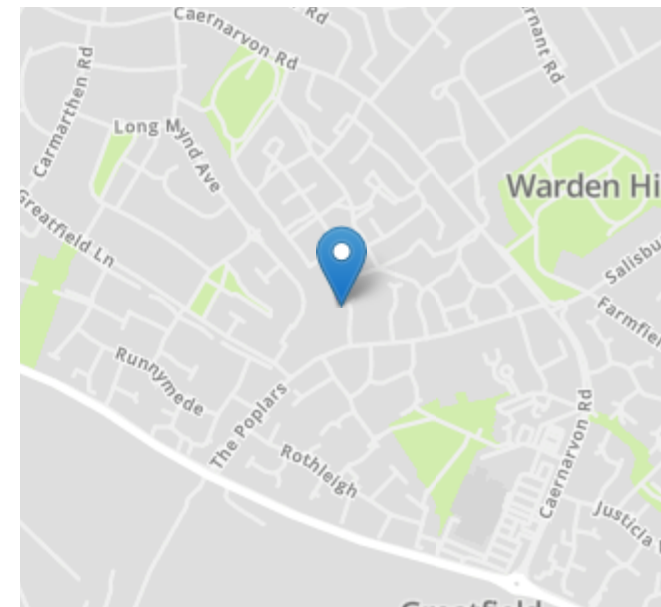




### **Situation**

Conveniently situated near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and 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 hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

**1 Silverwood Way**  
 Approximate Gross Internal Area  
 1830 sq ft - 170 sq m



GARAGE LOCATION/  
 ORIENTATION NOT ACCURATE

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+)		
<b>A</b>		
(81-91)		<b>82</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>63</b>	
<b>D</b>		
(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

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