



Charlton Kings

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Charlton Kings

Sandy Lane, Charlton Kings, Cheltenham, GL53 9BZ

Guide Price £900,000 Freehold

A 4 bedroom detached bungalow situated in this highly sought after location, offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • living room • kitchen/dining room • utility room • home office • 4 bedrooms • 3 bath/shower rooms • garden room/greenhouse • garage & driveway • gas central heating and double glazing • garden

## Description

An extended detached bungalow occupying a private corner position with excellent access to Charlton Kings and the town centre. The very well maintained accommodation includes a reception hall, bay fronted living room with feature fireplace, home office, a good size kitchen/dining room with door to the garden, and a separate utility room. There are 4 generous bedrooms and 3 bath/shower rooms, the master and guest bedrooms both with en suite. The master bedroom also has a dressing room. Outside, there is a paved driveway providing ample parking and turning areas, a double garage, and mature enclosed side and rear gardens. There is also a recently constructed garden room/greenhouse at the rear of the garage.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** F. **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.



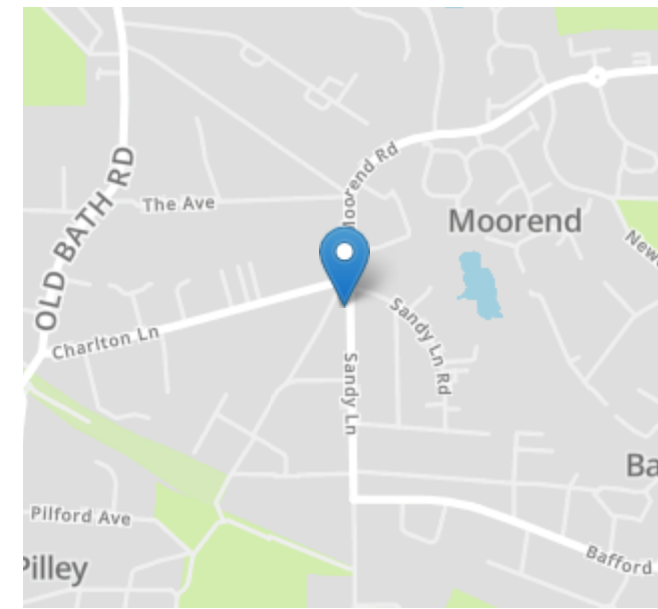
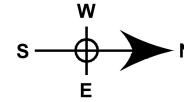
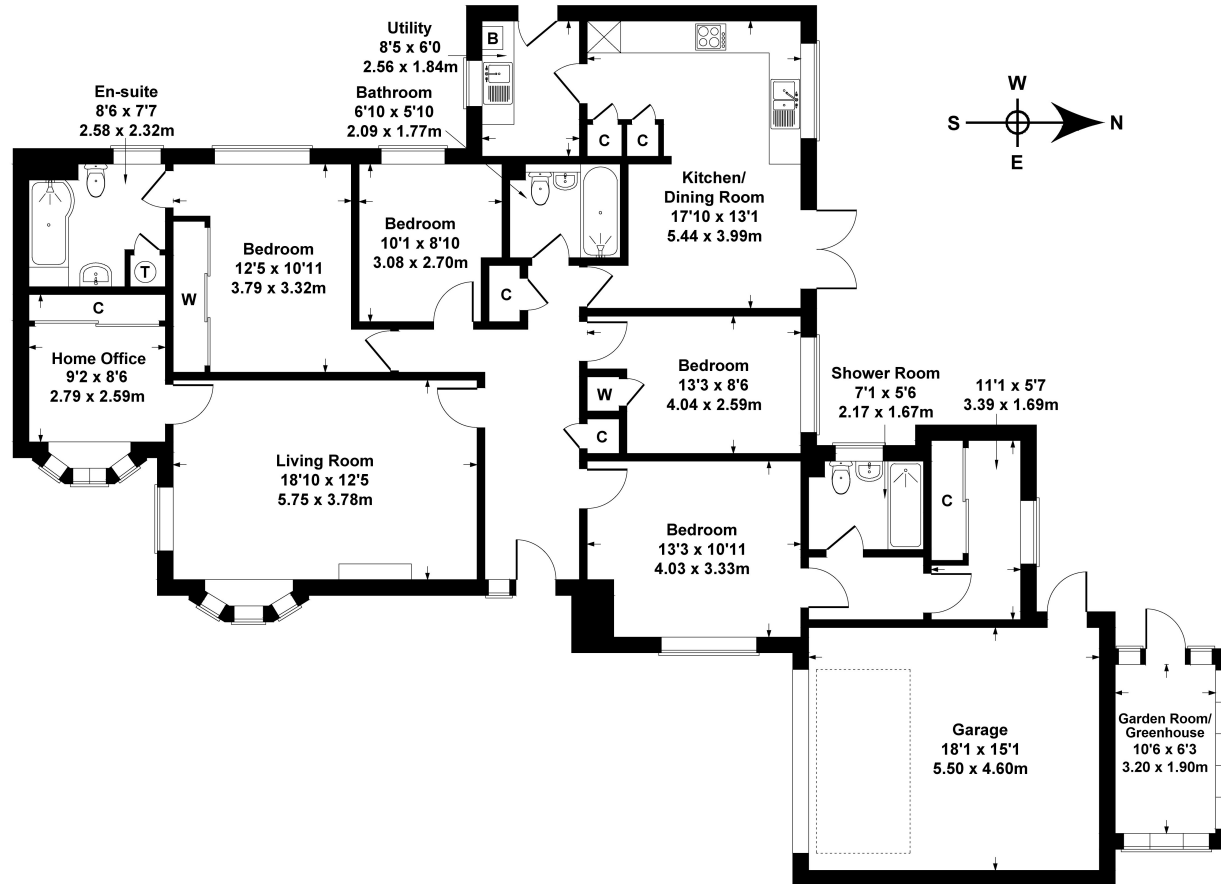


### **Situation**

Situated in this highly sought after district, within a short walk of the village centre offering a wide range of amenities such as shops, pubs and a doctors surgery. Also nearby are excellent schools including 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.

## 2 Sandy Lane

Approximate Gross Internal Area  
House - 1604 sq ft - 149 sq m  
Garage - 269 sq ft - 25 sq m  
Total - 1873 sq ft - 174 sq m



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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>66</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

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