



Shurdington

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Shurdington

Hillview Gardens, Shurdington, Cheltenham, GL51 4TW

£550,000 Freehold

A spacious, 4 double bedroom, family house, situated within this popular location with a garage and driveway.

NO ONWARD CHAIN • living room • dining room • kitchen/breakfast room • home office/playroom • cloakroom & utility • 3 bath/shower rooms • 4 double bedrooms • garage and driveway • garden • popular location

## Description

A generously proportioned, modern, detached family house with rear views to Leckhampton Hill. The accommodation includes a reception hallway, living room with feature fireplace and hardwood flooring which continues into the separate dining room with French doors to the rear, a kitchen/breakfast room with a good range of cupboards, a utility room, versatile home office/playroom, and a downstairs cloakroom. Upstairs, there are 4 double bedrooms, 2 with en-suite shower rooms and all with built-in wardrobes, and a family bathroom with a modern suite. Outside, there is a driveway leading to a single garage. At the rear, there is a southerly facing enclosed garden with lawn. The property further benefits from gas central heating and double glazing. Tewkesbury Borough Council Tax Band E.



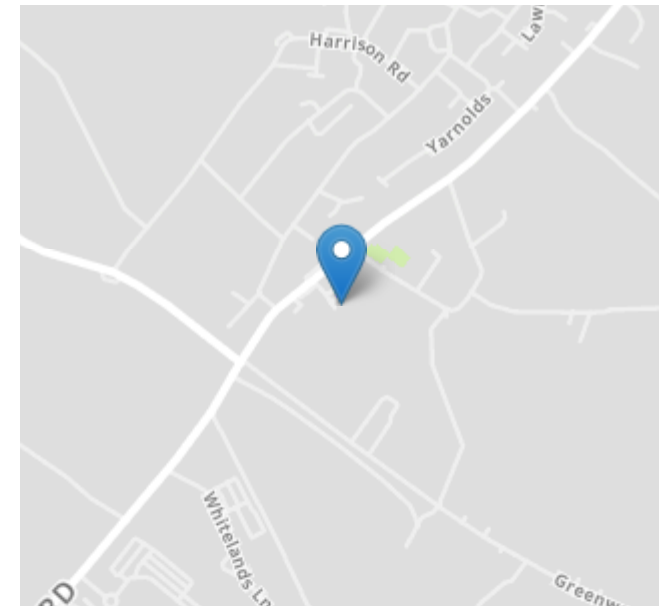
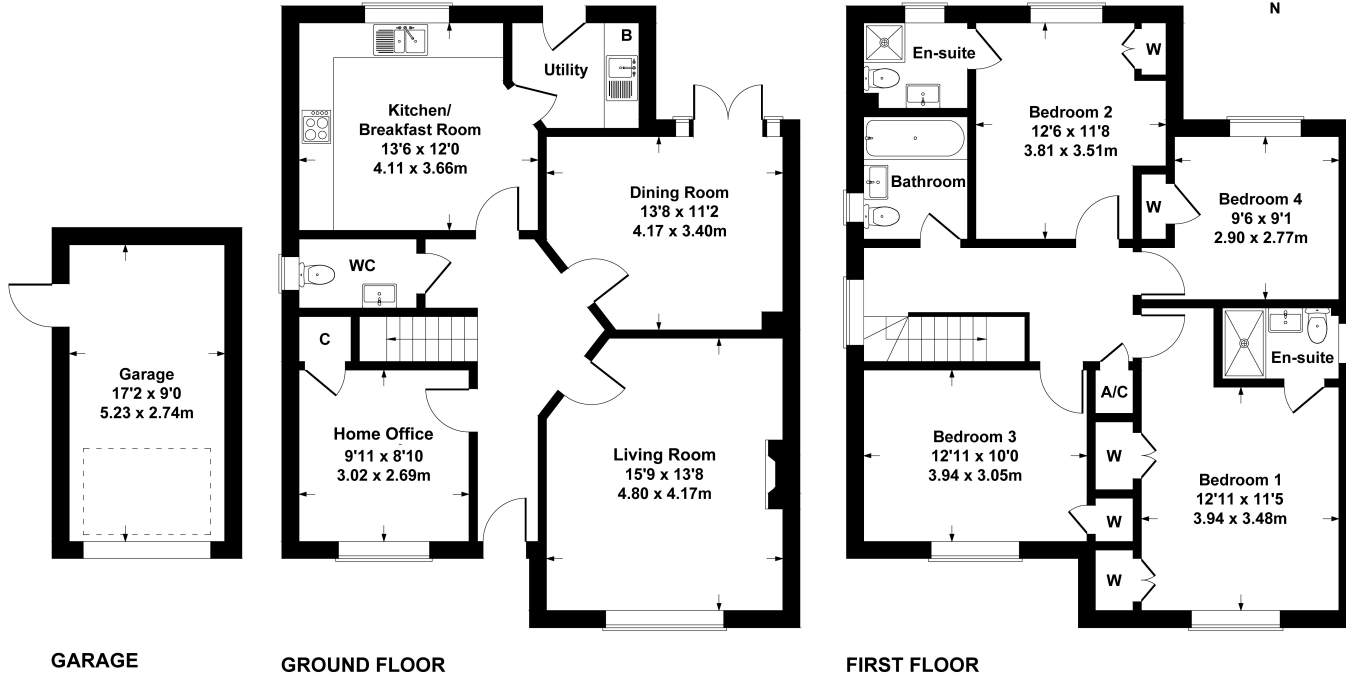


### **Situation**

Situated close to excellent road links including the M5, M4 and A417, also close to supermarkets, schools including the new Leckhampton High School, and glorious open countryside. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held at Imperial Gardens.

## 2 Hillview Gardens

Approximate Gross Internal Area  
1810 sq ft - 168 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	75	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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.

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