

King Henry Close, Charlton Park, Cheltenham, Gloucestershire GL53 7EZ



Semi-detached house • Three bedrooms • Sitting room • Dining room • Large garden • Driveway
• Garage • EPC D

King Henry Close,

Charlton Park, Cheltenham, Gloucestershire GL53 7EZ

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A semi-detached, three bedroom family home, occupying a large plot in a very private position on this no-through residential road in ever popular Charlton Park.

The property offers spacious living throughout and provides an entrance hall leading through to the kitchen which provides a range of high and low level units, tiled splash backs, pantry, gas hob and electric oven. Off the kitchen is the breakfast room/utility which has dual aspect windows, built in storage with worksurface and sink and drainer, with space for a washing machine. The dining room overlooks the back garden with a sliding patio door and has double glazed doors leading onto the reception room, again with sliding patio doors on to the garden.

Upstairs there are three bedrooms, two of which have built-in wardrobes. The family three piece bathroom suite has a thermostatic shower fitted and part tiled walls, with an airing cupboard housing the boiler.

There is a mature garden to the rear with fence boundaries - perfect for a family. The front garden is laid to lawn and there is ample parking on the brick driveway or in the single garage.

Amenities

The property is located within walking distance of Montpellier, Leckhampton and Charlton Kings, offering a range of bars and restaurants as well as boutique shops. Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz. There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre, and cinema. There are additional excellent communications to the other nearby centres via the M5, giving easy access to Bristol and Birmingham, and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre, proceed along Bath Road, turning right by Cheltenham College into Thirstaine Road. At the far end, turn right and then almost immediately left into Charlton Park Road. King Henry Close is the second left turn and the property will be found at the end of the road.

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

LECK/NB/KF/23022024

We'd love to hear from you

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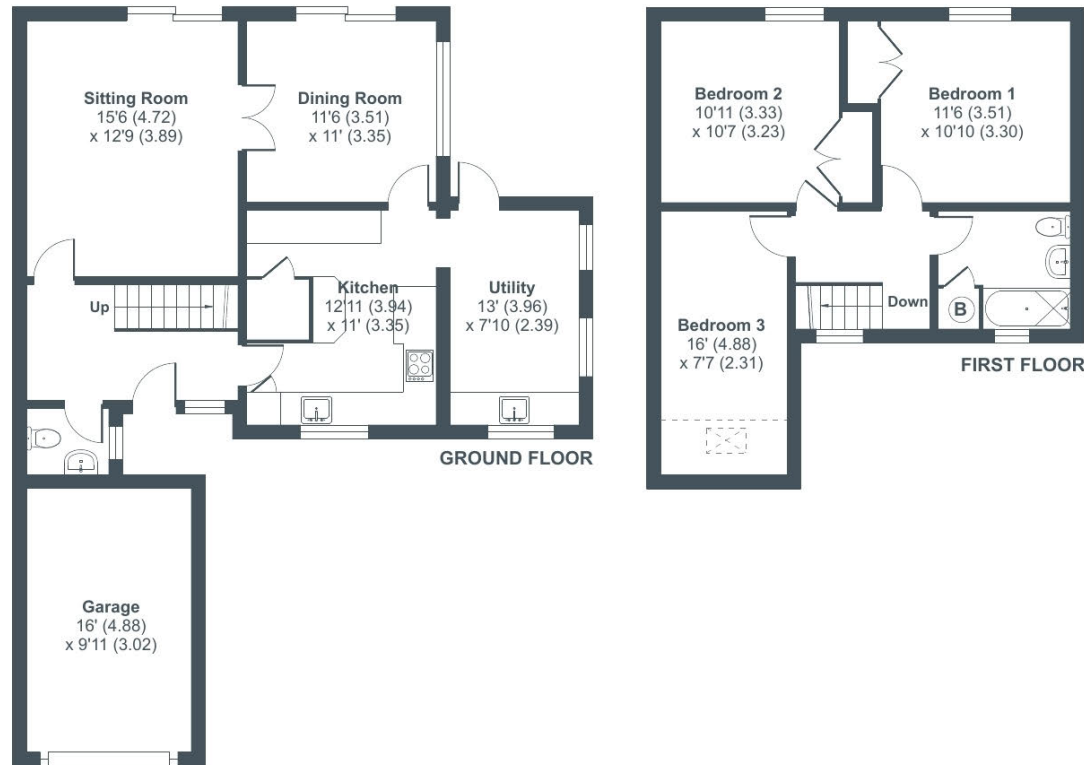
Approximate Area = 1230 sq ft / 114.2 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1415 sq ft / 131.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Perry Bishop. REF: 1074847



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