



FOR STARTERS



OFFERS IN EXCESS OF
£410,000

MAIN COURSE

Charming 1950s Three-Bedroom Semi-Detached Home in Quiet Cul-de-Sac,

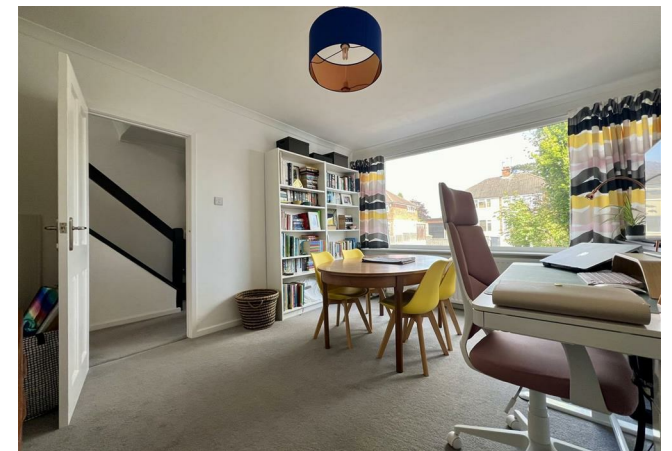
Located within easy walking distance of Stratford town centre, this spacious 1950s three-bedroom semi-detached home offers the perfect blend of convenience, tranquility, and potential. Situated on a peaceful cul-de-sac, this property benefits from a quiet, secure location, ideal for family living

Upon arrival, you'll find a large driveway providing ample parking for up to three vehicles. The West-facing rear garden is a key highlight, offering a private and sunny outdoor space perfect for relaxation and entertaining. The home's large windows flood the interiors with natural light, creating a bright and airy atmosphere throughout.

The property has great potential for future extension (STPP), allowing buyers to personalise and add value over time. Already extended with a single-storey addition at the rear, the ground floor features a spacious second reception room with French doors opening onto the rear garden, and a seating area in the kitchen. The front reception room is versatile and adaptable to suit your preferred style of living, with a large window enhancing the sense of space and light.

The well-appointed kitchen comes equipped with a range of wall and base units, integrated oven, and hob, with enough space for a small dining table. A convenient pantry adds extra storage, and a side door leads to a practical utility area, offering access to both the front and rear of the property. The current owners have also created a useful storage area at the front, ideal for bicycles and bins.

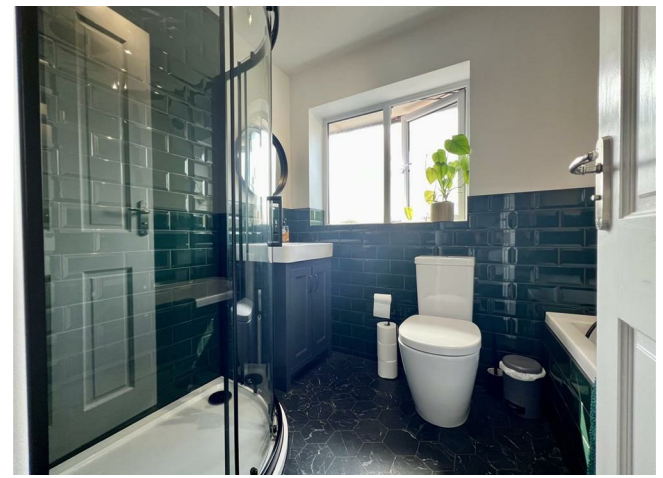
Upstairs, the accommodation includes two generously sized double bedrooms and a good-sized single bedroom. The refitted bathroom boasts



a contemporary suite, complete with a separate shower and bath, catering to modern living needs. A large loft hatch provides access to a fully boarded roof space, offering additional storage or potential for conversion (subject to planning).


The private rear garden, mainly laid to lawn with planted borders, enjoys a sunny aspect throughout the day. A garden shed and gated rear access further enhance the functionality of this outdoor space.

This property presents an excellent opportunity to secure a spacious family home in a desirable location, with the added benefit of future development potential.



KEY INGREDIENTS


 Tenure
Freehold

 Council Tax
Band - D

 EPC
Band - C

 West Facing Garden

 Mains Services
Gas, Electric, Water

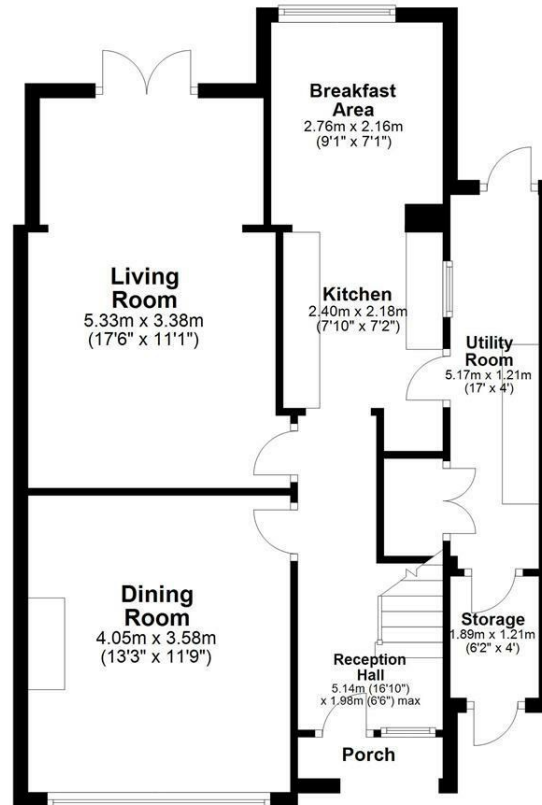
 Heating System
Gas Central Heating


Stratford High
Shottery Primary

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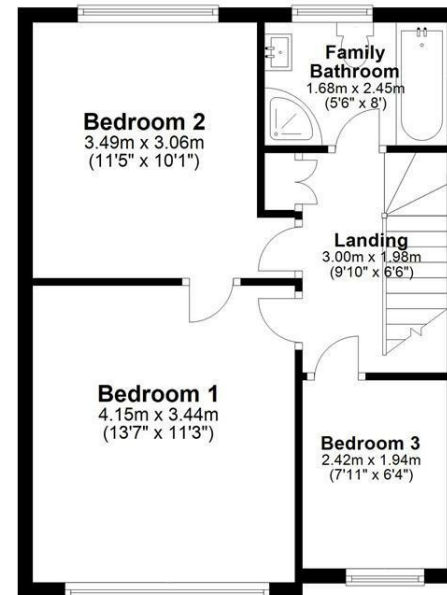
Ground Floor

Approx. 65.6 sq. metres (706.0 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.9 sq. feet)



Total area: approx. 108.0 sq. metres (1162.9 sq. feet)

Floor plans are intended to give a general indication of the proposed layout. Details and measurements within are not intended to form part any contract.

Plan produced using PlanUp.

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