





# FOR STARTERS



ASKING PRICE  
£525,000

## MAIN COURSE

Positioned in the highly desirable heart of Stratford town centre, this 4/5 bedroom Victorian end-of-terrace property offers a unique blend of period charm and modern convenience, complete with the luxury of a garage. The garage, a true rarity for properties of this era in this location, comfortably fits a small car and offers ample storage space. Alternatively, with the necessary permissions (STPP), the garage could be removed to create off-road parking.

Upon entering, you can immediately see the original features of the property with high ceilings and, picture rails. There are two spacious reception rooms, with the front reception room featuring a large bay window and a feature gas fireplace. The second reception room to the rear has double doors opening to the garden and also boasts a feature gas fireplace. The breakfast room, which overlooks the pretty wall enclosed garden is illuminated by two side windows and is adjacent to the kitchen, offering the potential to knock this space through to make a large dining kitchen. You will also find access to the large cellar with lightwells to the front and side, painted brick walls, exposed brick flooring, power, and light, offers an ideal storage space.

The current kitchen was updated by the current owners in 2018 and features a range of matching wall and base units with a worktop, incorporating a one-and-a-half bowl stainless steel sink, a four-ring gas hob with a brushed metal extractor fan hood, an integrated oven and combination oven, space for a tumble dryer, and a tiled floor. There is a door from the kitchen leading to the garden. Leading off the kitchen is a well-appointed shower room fitted with a shower cubicle with an electric shower, a wash hand basin, a WC, this space also doubles up as a handy utility area with space and plumbing for a washing machine.





Currently configured as a five-bedroom home, this property offers the flexibility to convert to four bedrooms if desired. The large double bedroom at the front features a bay window, while another front-facing bedroom is currently used as a study, complete with a fitted desk unit, shelving, and drawers. There are then an additional three bedrooms with bedrooms two and three being divided by a partition stud wall. If desired this wall could be easily removed to create a substantial double bedroom. The family bathroom is fitted with a bath with a shower over, a pedestal wash hand basin, a WC, and a heated towel rail.

Outside, the front of the property features a tiled pathway leading to the front door and a low-walled garden with stone chipping beds. A side gate provides access to the rear garden, which is a delightful mix of paved pathways, patios, two lawned area, stone chipping pathways and planted beds, mature shrubs and trees, a pond, a shed, a greenhouse, and a walled boundary. The garage to the rear is accessed via an up-and-over door, with a small driveway in front. This Victorian home combines the elegance of the past with the comforts of modern living, making it a truly exceptional find in Stratford town centre.

# KEY INGREDIENTS



Tenure  
Freehold



Council Tax  
Band - E



EPC  
Band - E



East Facing Garden



Mains Services  
Gas, Electric &  
Water



Heating System  
Gas Central Heating



Shottery Girls  
Grammar & KES  
Grammar School

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A LOOK INSIDE?  
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62 Albany Road, Stratford -Upon- Avon , CV37 6PQ



Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft

Cellar = 22.5 sq m / 242 sq ft

Garage = 11.9 sq m / 128 sq ft

Total = 156.2 sq m / 1681 sq ft

Illustration for identification purposes only,  
measurements are approximate, not to scale.

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