



FOR STARTERS



OFFERS IN EXCESS OF
£475,000

MAIN COURSE

Superb 2-Bedroom Link-Detached Bungalow - South of the River,
Stratford-upon-Avon
Where everyone wants to live!

Welcome to this beautiful and deceptively spacious two-bedroom link-detached bungalow, ideally located on the ever-popular south side of the river in Stratford-upon-Avon – one of the most sought-after areas in town.

Boasting a private driveway, featuring a neatly maintained lawn, perfect for those considering extending the driveway for additional parking. Step through the welcoming porch and into an L-shaped hallway that elegantly connects the heart of the home.

To the right, you'll find a generous second double bedroom, perfect as a guest room or home office. Continuing through the hallway leads you to the spacious living room, complete with a feature gas fireplace and folding glass doors that open fully into a bright and airy conservatory – a fantastic space for entertaining or simply relaxing with a view of the garden.

The open plan kitchen dining room sits to the rear of the home, offering ample worktop space, plentiful storage, and fully integrated appliances. A large window above the sink allows plenty of natural light, as well as views over the garden. here's also direct access to the conservatory from here, blending indoor and outdoor living.

The master bedroom, positioned at the front of the property, enjoys a cool, calm aspect, staying comfortable all year round. With generous proportions, there's no shortage of space for wardrobes and furniture.



The property is served by an immaculate shower room featuring a large walk-in shower. Additionally, a separate WC and sink could be easily combined to create a spacious main bathroom, offering great flexibility. Conveniently, an internal door from the hallway leads to the attached garage, providing additional storage or conversion potential (STPP).

Outside, the beautifully private, southeast-facing garden is a real highlight. A generous patio area offers the perfect setting for summer dining, while a full-width lawn provides plenty of space for keen gardeners or families to enjoy.

This delightful bungalow offers comfort, convenience, and potential in a location that's second to none. Don't miss your opportunity to own a piece of Stratford's most desirable neighbourhood. Viewings highly recommended.



KEY INGREDIENTS



Tenure
Freehold



Council Tax
Band - D



EPC
Band - D



South East Facing Rear
Garden



Mains Gas, Electric,
Water & Drainage

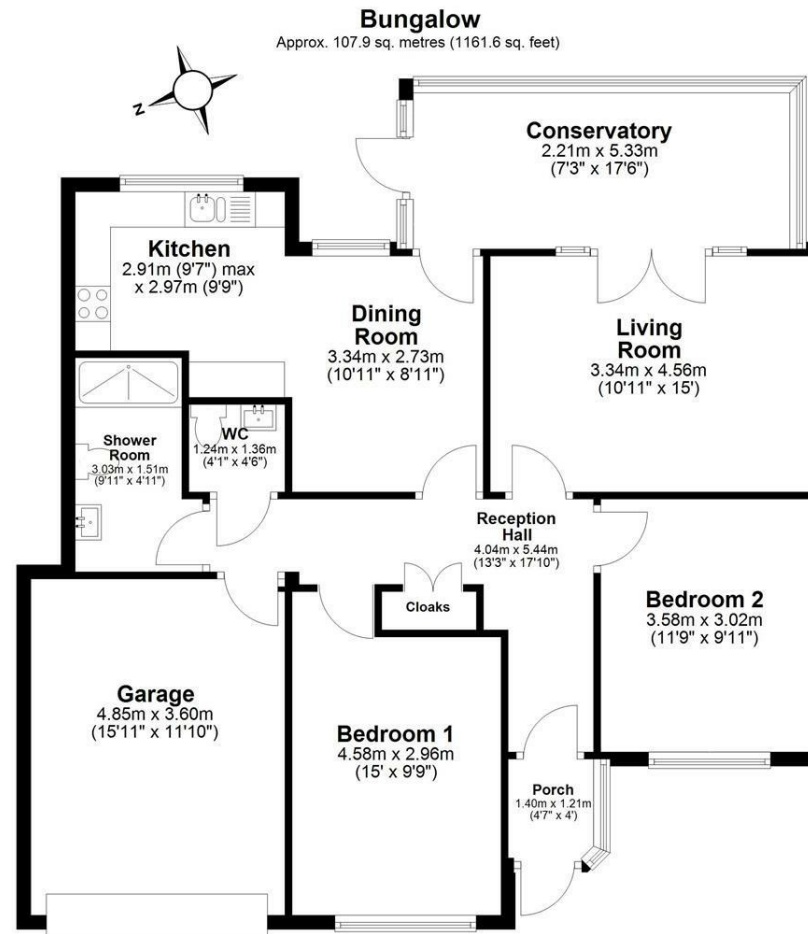


Heating System
Gas Central Heating



Bridgetown Primary

WHY NOT TAKE
A LOOK INSIDE?
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Total area: approx. 107.9 sq. metres (1161.6 sq. feet)

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