

EDWARDS

ESTABLISHED 2007

TOWNSEND ROAD
STRATFORD-UPON-AVON CV37 7DE

FOR STARTERS

3 2 1

OFFERS OVER
£395,000

MAIN COURSE

Following the successful sale of many homes along Townsend Road, it's easy to see why this is such a popular place to call home! Offering generous accommodation throughout, three excellent double bedrooms, two reception rooms, a garage and a stunning private rear garden backing onto open fields, this fantastic home has so much to offer.

Approaching the property, you are immediately greeted by its lovely kerb appeal, with a driveway providing off-road parking, side access to the rear garden and direct access into the garage.

Stepping inside, the spacious entrance hallway makes an excellent first impression, with a large glazed window flooding the space with natural light. To the right, the first reception room is a fantastic size, with a window overlooking the front aspect. Currently arranged as a dining room, this versatile space could easily adapt to suit your needs. To the rear, the cosy living room provides a wonderful place to relax, complete with a charming log burner and French doors opening directly onto the garden, creating a lovely connection between indoor and outdoor living.

The kitchen is also positioned to the rear and offers an L-shaped layout, with an opening through to a good-sized utility room. Further benefits include a large pantry cupboard and a convenient downstairs WC. There is plenty of scope here for buyers looking to put their own stamp on the property, with some neighbouring homes having opened up the rear of the house to create impressive open-plan kitchen, living and dining spaces, subject to the necessary consents.

Upstairs, you will find three fantastic-sized double bedrooms, all served by a modern, contemporary shower room featuring a generous walk-in shower.







Outside is where this home really shines. The beautiful, private rear garden enjoys a wonderful outlook, backing directly onto fields and offering a peaceful setting to unwind. A patio area provides the perfect spot for outdoor dining and entertaining, leading onto a lawned garden with plenty of space to enjoy throughout the warmer months.

With its generous room sizes, practical layout, scope to personalise and idyllic garden setting, this is a home that offers both immediate comfort and exciting potential for the future.

Homes on Townsend Road have proved popular for good reason, and this is a fantastic opportunity to see why for yourself. Book your viewing today!

KEY INGREDIENTS

Tenure
Freehold

Council Tax
Band - D

EPC
Band -

South East Facing
Garden

Mains Gas, Electric,
Water, Drainage

Gas Central Heating

Alveston C of E
Primary
Stratford High School

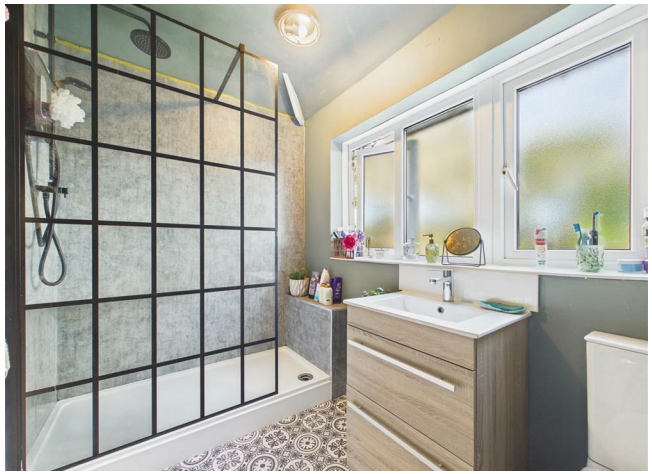
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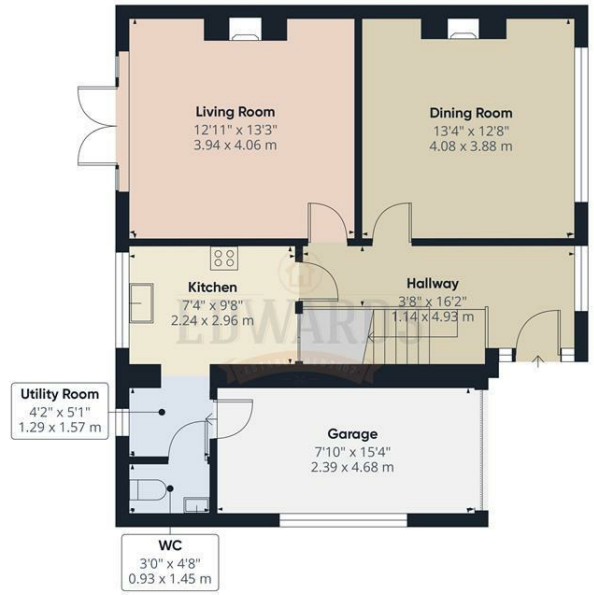




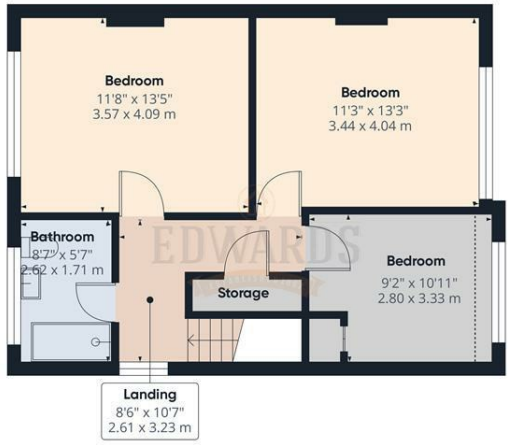








Floor 0



Floor 1

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Approximate total area(1)

1204 ft²

111.8 m²

Reduced headroom

8 ft²

0.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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