



## **37 Canterbury Walk, Warden Hill, Up Hatherley, Cheltenham, Gloucestershire, GL51 3HN**

**£265,000 Asking Price**

A beautifully presented, modern three-bedroom family home situated in the heart of Warden Hill. This property has been opened up internally to provide a spacious kitchen and dining area and has well-proportioned rooms, a 65ft rear garden and is within easy walking distance to Bournside School.

The ground floor consists of an enclosed hallway that has been extended out to the front with rooms set off and stairs leading to the first floor. The separate family living room looks out to the front and is of good size. To the rear you will find the kitchen and dining room have been opened up to provide one open space to enjoy cooking, eating and entertaining. The kitchen floor is laid with ceramic tiles and an island sits in the middle providing a handy breakfast bar, additional work surfaces and under counter storage. A single door from the kitchen or sliding glass patio doors from the dining area allow access to the rear which boasts a garden 65ft long. Laid mostly with grass it also has a patio/concreted area, further space to the side with gated access and a large garden shed sits within.

The first floor consists of two good sized double bedrooms and one single that is more than adequate for a single bed and furniture. The second and third bedrooms overlook the front aspect whilst the master bedroom sits to the rear. Also to the rear you'll find the family bathroom that is beautifully presented and tiled throughout providing a full size bath with power shower set within, toilet, wash hand basin and towel radiator.

The property boasts modern UPVC double glazed windows and doors throughout, neutral décor that has been tastefully applied and a gas central heating system and combination boiler with wall radiators situated in each room. The heating system is eight years old whilst the whole property was rewired less than nine years ago. The property also benefits from cavity wall insulation.

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Warden Hill is an extremely popular residential area of Cheltenham to live. It provides access to local amenities such as the Morrison's complex and has its own local shops and a newly developed Co Op at its centre. It is within catchment of a number of highly regarded local primary schools and sits directly next door to Bournside School and Sixth Form Centre. Local public transport links are plentiful going to and from town and the M5 motorway travelling in both directions is only five minutes drive.

A wonderful family home that needs no attention. Viewing advised.



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