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45 Leighton Road Cheltenham GL52 6BD

- Extended Bay Fronted Period Home
- Neat Railed Frontage to Arch Porch
- 19' Hall Leads to 13' Bay Sitting Rm
- Stylish Kitchen w. Centre Island to...
- 17' Dining/Garden Room with Bi-folds
- First Floor Bedrooms (17', 12', 9')
- LGF: Bedroom 4, Ensuite & Utility
- Working Sash Windows & Gas CH
- Sunny Landscaped Town Garden
- High End Finish + Original Features

£525,000

Superior Four Bedroom Bay Fronted Period Home in Sought-After Leighton Road – with Immaculate High End Contemporary Styling...

A Genuine 1400 sq. ft of Accommodation Thanks to Basement Conversion and Sizable Ground Floor Extension...

Neat Railed Frontage and Perfect South/ West Facing Sandstone Town Garden...

No Onward Chain



ENTRANCE AREA

Covered arch porch with lighting to panelled front door.

ENTRANCE HALL

Pattern tile flooring, built-in storage, pendant light point, original decorate corbels, radiator with cover, panelled doors to front reception, kitchen and living/ garden room.

FRONT RECEPTION ROOM

12' 10" x 12' 10" (3.91m x 3.91m)

Front aspect bay window with working shutters. Focal point fireplace. Ceiling cornice, wall up-lights, power points, radiator.

RE-FITTED KITCHEN

11' 4" x 10' 6" (3.45m x 3.20m)

Range of contemporary style eye, base and drawer units with 'soft close'. Quartz composite work surfaces. Space for range style cooker with matching extractor hood. Range of 'Smeg' branded built-in appliances. Matching centre island incorporating base units, breakfast bar, inset double sink (with mono) tap, matching granite surfaces, with carved drainer. Stone tile floor, ceiling cornice, various sections of fitted shelving, power points, recessed ceiling spotlights, dual pendant light points. All open to...

DINING / GARDEN ROOM

16' 9" x 12' 11" (5.10m x 3.93m)

Engineered oak flooring. Three quarter width double glazed bifold doors. Dual skylight windows, recessed ceiling spotlights, vertical radiator plus ample space for i.e. dining table and family seating.

BASEMENT AREA

Stairway descends from main landing to Lobby area leading to double bedroom and utility room.

BEDROOM FOUR

12' 7" x 12' 6" (3.83m x 3.81m)

Front aspect window, dual built-in wardrobes/ storage, wall up-lights, reading lights, door to...

ENSUITE SHOWER ROOM

Fully tiled room with double shower cubicle, low flush WC and wash basin inset to vanity unit.

UTILITY/ CLOAKROOM

11' 5" x 3' 10" (3.48m x 1.17m)

Plumbing and space for automatic washing machine, low flush WC and wall mounted wash basin.

FIRST FLOOR LANDING

Ceiling hatch to insulated and part boarded loft space. Panelled doors to bedrooms and bathroom.

BEDROOM ONE

17' 4" x 10' 11" (5.28m x 3.32m)

Front aspect windows with working shutters, dual Edwardian style radiators, focal point fireplace, pendant light point.

BEDROOM TWO

12' 3" x 11' 4" (3.73m x 3.45m)

Rear aspect window, focal point fireplace, built-in wardrobe, radiator, power points, pendant light point.

BEDROOM THREE

9' 5" x 7' 4" (2.87m x 2.23m)

Rear aspect window, focal point fireplace, power points, radiator, pendant light point.

FAMILY BATHROOM

Modern, fully tiled suite with panelled bath, wash basin inset to vanity unit, low flush WC, wall mounted ladder style heated towel rail/ radiator, side aspect opaque glazed window.

OUTSIDE: FRONTAGE

Gravel frontage, with adjacent path to porch, is enclosed by iron railings and access via matching iron gate.

REAR ASPECT

A low maintenance flagstone town garden with perfect south – west orientation and border planting.

TENURE

Freehold.

SERVICES

Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

Band 'D'

EPC RATING

Band 'D' / 64.

