

1 Moorend Road, Cheltenham, Gloucestershire

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# A fantastic semi-detached family home in this sought after road in Leckhampton.

## Description

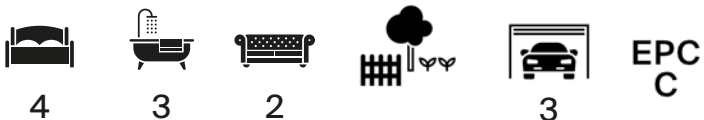
Moorend Road sits in a fantastic position just off the Leckhampton Road with a generous garden, garage and detached studio.

The house is spread over three floors with flexible and well-proportioned accommodation. The front doors leads from the gated pathway and front lawn into a welcoming reception hall which gives access to a large sitting room with a unique bay window frontage and rear doors that lead out onto a fantastic balcony terrace overlooking the rear gardens. Across the hallway is a fourth bedroom / office space with built in storage and an ensuite shower room.

On the lower ground floor there is an open/plan sitting and dining area, kitchen / breakfast room with floor and wall mounted units. There is also a further shower room and rear access to the gardens via French doors.

Upstairs, the top floor features three bedrooms and a family bathroom. The principal bedroom has a bay window and built in storage.

Outside there is a stunning garden which is well-stocked with mature trees, plants and shrubs with a large area of level lawn. There is an excellent patio space which is perfect for outdoor dining. The garden also houses a detached studio and side access to a garage with off street parking.







## Location

Moorend Road is a popular road in Lekhampton with its wide tree lined roads and proximity to the popular Bath Road with its eclectic mix of shops and boutiques. There are two Ofsted 'Outstanding' primary schools within catchment and Cheltenham College, Cheltenham Ladies' College and Dean Close School are all within 1 mile of the property. The newly opened Leckhampton High School is also just under a mile from the house.

## Property Information

**Guide Price** £925,000

**Services** All mains services are connected.

**Local Authority & Council Tax Band** Cheltenham Borough Council 01242 262626

Tax Band C



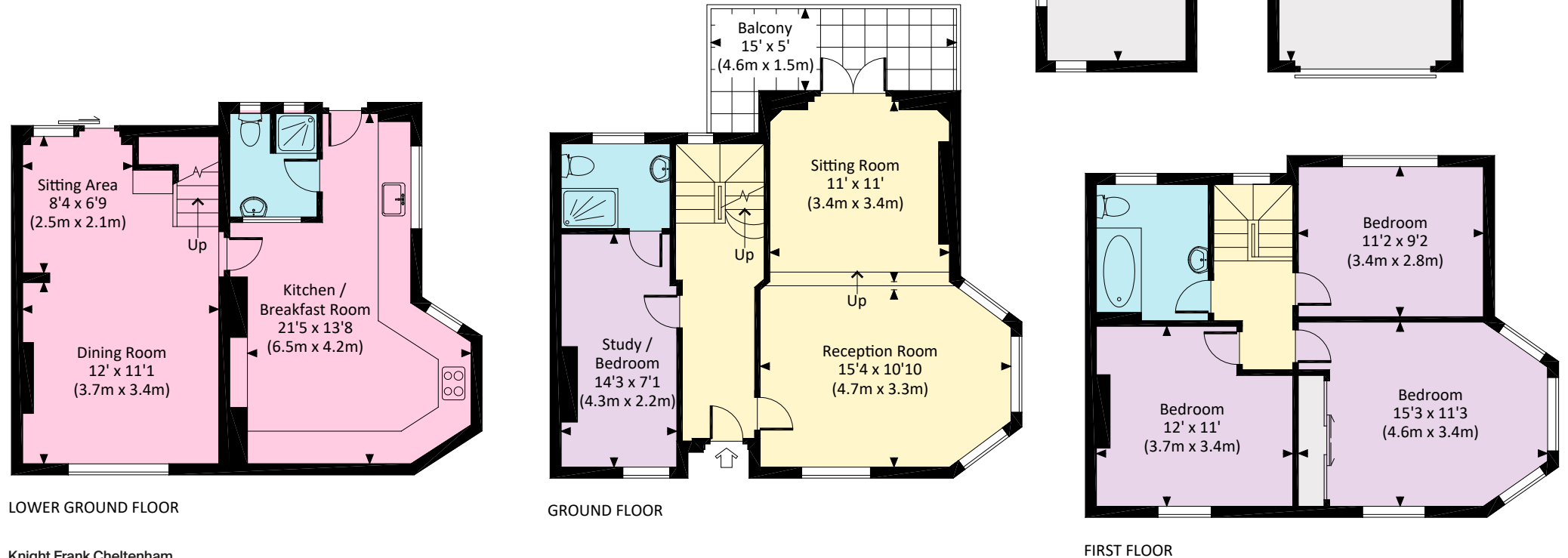


## Approximate Gross Internal Floor Area

Main House: 143.8 sq.m / 1,547 sq.ft

Total Area: 170.6 sq.m / 1,836 sq.ft (Incl. Garden Studio & Garage)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated November 2023. Photographs and videos dated October 2023.

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