



**4 Glencairn Park Road
Cheltenham
GL50**



A stunning Edwardian town house close to excellent Schooling.



Guide price
£995,000 Freehold



Glencain Park Road is only a stroll from the top of the Promenade and Montpellier the most fashionable districts of Cheltenham with an eclectic mix of shops, restaurants and boutiques.

Cheltenham Spa is renowned for numerous attractions such as the Literature Festival, Jazz Festival and Cheltenham National Hunt along with its fine architecture, famous gardens, an eclectic mix of shops, restaurants and boutiques and world renowned schools to include Cheltenham Ladies' College and Dean Close.



Glencairn Park Road is a substantial Edwardian family home with flexible accommodation over three floors. The property features a porch which leads into a welcoming reception hall and gives access to two generous reception rooms. The formal sitting room is located to the front of the property and features a lovely bay window, ceiling rose and fireplace. To the opposite side of the hall is a further play room with a door which leads out to the patio and garden. Down the corridor there is an open plan Kitchen/dining room with W/C and separate utility room. Beyond the kitchen/diner there is a further study / garden room with bi-folding doors onto the garden.

The first floor has three spacious bedrooms with the principal bedroom being en suite. A family bathroom completes the living space. Upstairs, the second floor has two further bedrooms, one of which has an en suite shower and eaves storage.



Outside, the garden is mostly laid to lawn with a mixture of mature plants and shrubs. To the side of the property is an excellent patio with side access to both the play room and entrance porch. Permit parking is available on the road.

Approx. gross internal area 2489 Sq Ft. / 231.2 Sq M.
 Approx. gross internal area 2571 Sq Ft. / 238.9 Sq M. Inc. Eaves Storage



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I would be delighted to tell you more.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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