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EVANS

19 BROOKWAY ROAD

Charlton Kings, GL53 8HD

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An attractive and spacious detached family home in a discreet plot with garage and gardens in the heart of Charlton Kings

- Sitting Room
- Kitchen
- Dining Room
- Study
- Conservatory
- Cloakroom
- Utility
- Master Bedroom with En Suite Bathroom
- Three Further Double Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Store
- Enclosed frontage

DESCRIPTION

19 Brookway Road is an attractive and spacious detached home believed to be built in the late 1970's. It has been a much treasured family home and whilst presented in immaculate order, it could now benefit from some cosmetic enhancements. It is rare in Charlton Kings to find a detached property in such an enviable position on a lovely, quiet road. Much of the appeal is the accommodation on offer, practical and traditional it is ideal for modern family living with balanced bedroom to living space, further offering scope for potential. (STP).

Entrance is gained through a hall with the reception rooms set off. The kitchen is positioned to the front of the house overlooking the gardens. Well appointed, it is fitted with a range of units, there is space for a breakfast table. The principal reception rooms have views over the rear garden including the study and dining room, creating a peaceful aspect. The sitting room is a spacious room with a wood burning stove and brick surround, there is access to the garden room via sliding doors, this is an ideal spot to sit and enjoy the garden.



There is a cloakroom in addition to a large utility room adjacent to the garage.

On the first floor are three double bedrooms, all with built in wardrobes. The master bedroom has an en suite bathroom whilst a second family bathroom serves the remaining bedrooms.

In all, a very special house on a lovely quiet road. Due to the opportunity to improve and its position, so close to the thriving village and excellent schools, it makes for an ideal family home.

OUTSIDE

The property is positioned discreetly into its plot, behind high hedging and barely noticeable from the road. There is a large frontage to the house made up of a driveway and lawned area. There is a garage to the front with a storeroom in addition to ample off road parking. To the rear is a lovely area of level lawn with mature borders and trees, although arranged to be easily maintained it is a pretty garden. The entire plot has a real sense of privacy.

SITUATION

Brookway Road is an incredibly special road discreetly tucked away off Cudnall Street in the heart of Charlton Kings. A no through road with very little vehicular or foot traffic, it has maintained its unique historic character making the street scene one of delightful character. It is a quiet location with access off the pretty roads that lead up to Six Ways and the range of amenities offered to include general stores, public houses, doctor's surgery and chemist. In addition is a footpath that leads directly to Lyefield Road West, offering a shorter walking route to the sought after Charlton Kings Juniors and Balcarras secondary school. These two schools are widely known with Balcarras reputed for being one of the top schools in the country. This, and the vibrant community on offer, has helped to retain the prestigious status Charlton Kings holds as one of the best addresses within the area. The location also has excellent access onto the A40 for Oxford and London and Cheltenham town centre is only 4 miles away.

SERVICES

All mains services are connected

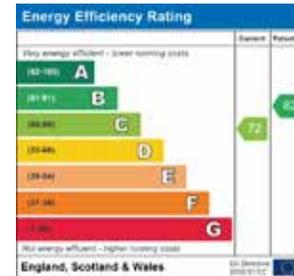
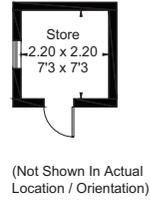
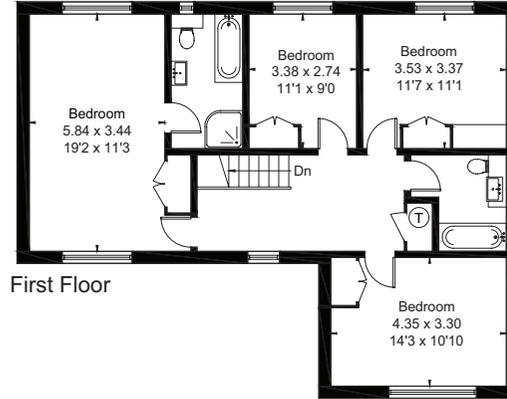
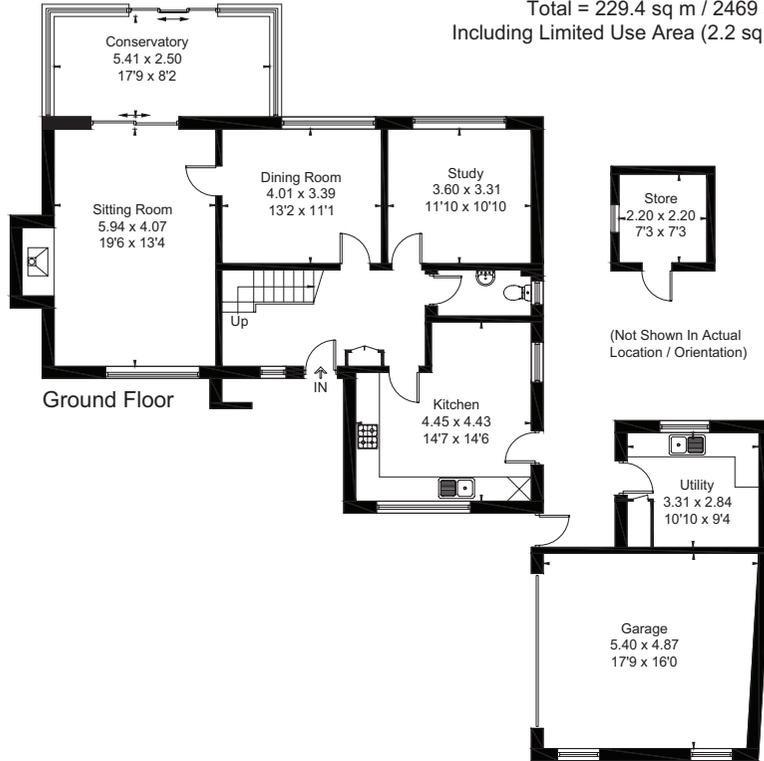
LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626



FLOORPLANS

Approximate Area = 189.6 sq m / 2041 sq ft
 Garage = 25.5 sq m / 274 sq ft
 Utility / Store = 14.3 sq m / 154 sq ft
 Total = 229.4 sq m / 2469 sq ft
 Including Limited Use Area (2.2 sq m / 24 sq ft)



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