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EVANS

17 ELDON ROAD

Cheltenham, GL52 6TX

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An extremely attractive four-bedroom semi-detached home with garaging and a lovely garden on one of the most sought-after roads to the edge of Pittville.

- Reception Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Four Bedrooms
- Bathroom
- Garden
- Off Road Parking
- Garage

DESCRIPTION

This light filled 1930's semi detached four-bedroom house, with an attractive garden and off road parking forms part of a very attractive street scene on the sought after Eldon Road. The living and bedroom space spans over two floors of immaculate accommodation which has been lovingly maintained and enhanced over recent years. Stylish interventions have given this wonderful character home a more modern edge in keeping with the lovely proportions and feel of a house of its era.

The house is entered through a hall with the formal sitting room to the front as traditionally arranged. This beautiful room is particularly light, enhanced by large bay windows and high ceilings. To the rear of the house is the well-appointed kitchen opening to a dining room. As with any of the best family homes, this is the hub of the house with an excellent range of fitted units and integrated appliances. Double doors open from the dining/family area to the terrace overlooking the gardens. Adjacent is a cloakroom with rear access to outside.

On the first floor are four bedrooms, the master having the feature bay window. All bedrooms share a modern family bathroom.



OUTSIDE

The property sits discreetly back from the road and is fronted by a driveway with access to the garage. A rare find for town living, the property enjoys a particularly spacious garden, which is a joy to sit and enjoy. Particularly private, it is well established with a mature feel throughout.

SITUATION

Eldon Road is a beautiful tree lined road and a particularly pretty area which has become a much sought-after address for families and professionals alike. The cafés, smart salons, and eateries in Pittville can be reached within a very short stroll as well as Pittville Park, one of the country's finest urban parks known for its boating lake and Pump Rooms. Also, within striking distance, is John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade which also host several highly acclaimed festivals including Jazz, Food and Literature within their garden squares. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead in addition to several excellent local state primary and secondary schools, within walking distance. Motorway links are extremely accessible from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.

SERVICES

All mains services connected

LOCAL AUTHORITY

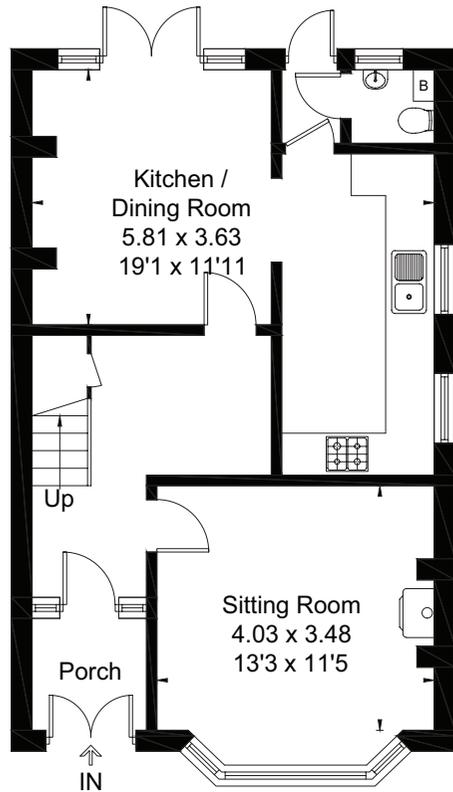
Cheltenham Borough Council



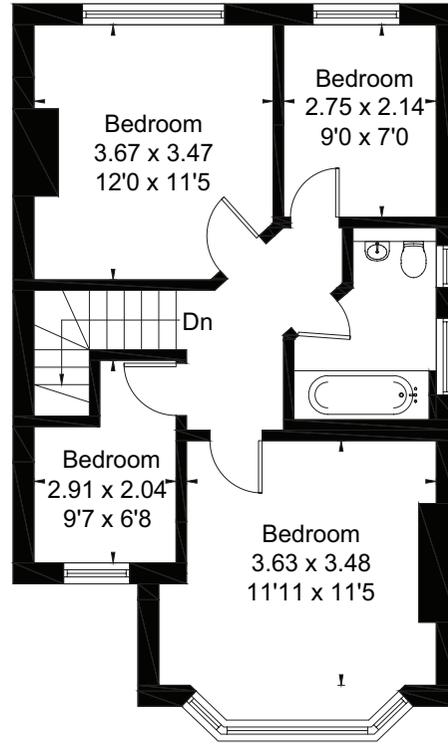
FLOORPLANS



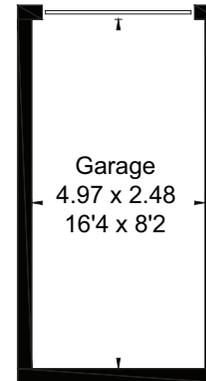
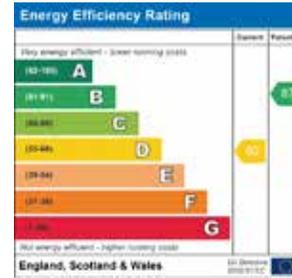
Approximate Area = 109.4 sq m / 1177 sq ft
 Garage = 12.5 sq m / 134 sq ft
 Total = 121.9 sq m / 1311 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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