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6 SYDENHAM ROAD NORTH

Cheltenham, GL52 6EA

# 6 SYDENHAM ROAD NORTH

CHELTENHAM, GL52 6EA

*A rare opportunity to acquire a detached townhouse with a beautiful garden, off road parking and garaging which would benefit from a remodel and cosmetic enhancements.*

## *Ground Floor*

Sitting Room • Family Room • Utility • Study  
• Cloakroom

## *First Floor*

Drawing Room • Kitchen • Dining Room  
• Shower Room

## *Second Floor*

Four Bedrooms • Bathroom

## *Garden*

A large rear garden • Garage • Off Road Parking

## DESCRIPTION

A rare opportunity to acquire a detached home set in a lovely plot with garaging on this prestigious road. The house was built to imitate the period townhouses of which the road is predominantly made up of. As such is a more modern home, predating 1980, but with the character and charm one would expect of a period townhouse. Spanning a total of 2676 Sq Ft of accommodation, the property is spacious and offers an opportunity to remodel and reconfigure the layout and enhance the cosmetic aesthetics to make better use of the space on offer. With lovely proportions and well planned, practical accommodation it could be the most magnificent family home.



Entrance is via a few steps into the hallway with a cantilevered staircase. The ground and first floor contain the reception space which could easily be adapted if a prospective owner wished. A large reception room opening to a family room with a utility and conservatory are set on the ground floor. On the first floor, the drawing room is set to the front of the house with double doors opening to the dining room and further into the kitchen. A shower room completes the accommodation on this floor.

The staircase rises to the four double bedrooms and a bathroom on the second floor.

#### OUTSIDE

A large driveway provides off road parking and access to the garage. To the rear, the gardens are a beautiful expanse of level lawn flanked with mature trees and hedging to form privacy. Unusually for such central living the plot is big and the garden affords opportunity to take more advantage of the space on offer.

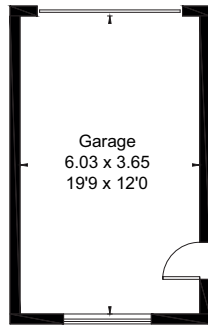
#### SITUATION

Sydenham Road North is one of Cheltenham's finest residential addresses. Leafy and tree lined it runs from Hales Road all the way to Hewlett Road and within a short stroll is Cheltenham's fashionable town centre. The house is a stone's throw from the rich offerings within town, the famous shopping district and lively café and festival culture for which Cheltenham is so well regarded. Schools within the locality are exceptional and include world renowned boarding schools, The Cheltenham Ladies' College, Dean Close and Cheltenham College. Whilst distinctively town living, this area is a very quiet pocket and is well known for its close proximity to some beautiful parks and garden squares. Communication links are highly accessible to the M5, A40 and A435 and Cheltenham Spa train station is within walking distance.

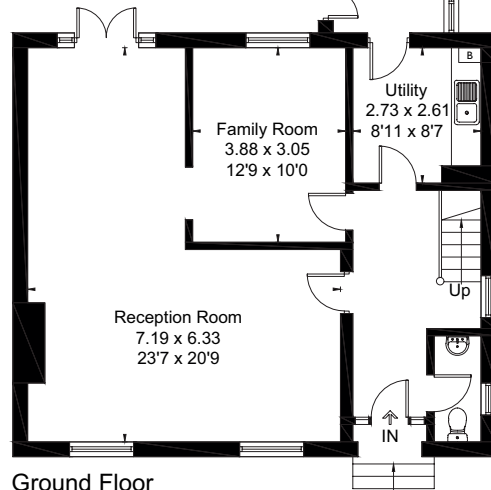
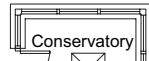


# FLOORPLANS

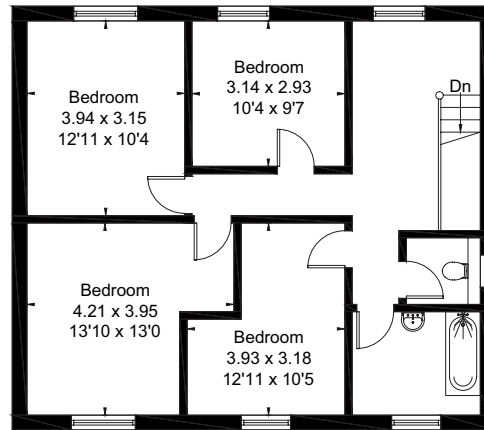
Approximate Area = 226.5 sq m / 2438 sq ft  
 Garage = 22.1 sq m / 238 sq ft  
 Total = 248.6 sq m / 2676 sq ft  
 Including Limited Use Area (0.8 sq m / 9 sq ft)



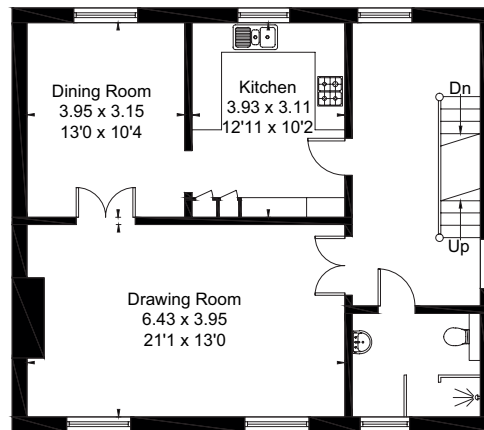
(Not Shown In Actual Location / Orientation)



Ground Floor



Second Floor



First Floor



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Energy Efficiency Rating		Current	Potential
The more energy efficient a lower running costs			
105-155	A		
81-104	B		
55-80	C		
29-54	D		
13-28	E		
1-12	F		
0-10	G		
No energy efficient - digital rating scale			
England, Scotland & Wales			