



2 SANDFORD MILL ROAD  
Cheltenham | Gloucestershire | GL53 7QJ

HUGHES **HS** SEALEY



# Welcome to...

## 2 SANDFORD MILL ROAD

Welcome to Number 2, Sandford Mill Road, a super two double bedroom semi-detached family home located on this ever popular road in central Cheltenham. Beautifully presented, the home benefits from two formal reception rooms, a modern fitted kitchen, driveway parking, detached garage and a sizeable rear garden.

Furthermore, the property benefits from planning permission which allows for a ground floor and first floor extension as well as a loft conversion and it is because of the above, that this property comes with such a high recommendation to view. Internally, on the ground floor the property enjoys a central entrance, living room with feature fireplace and a large bay fronted window which floods the room of natural light and a dining room which benefits from a log burning stove inset to the chimney breast.

Completing the ground floor is a modern kitchen which enjoys a wealth of fitted units which offers integrated appliances whilst allowing further space for free standing, under counter white goods. Upstairs are two double bedrooms and a three-piece family bathroom.

Externally, the property enjoys driveway parking for multiple vehicles which in turn leads to a detached garage that benefits from light and power. The rear garden features a paved terrace which in turn opens to lawns. To the head of the garden is a timber shed whilst the garden is enclosed by hedging.

In regard to the planning permission granted, the planning number is 21/01653/FUL and full details can be found by visiting the website of Cheltenham Borough Council and clicking on the planning tab.

The extension to the ground floor would allow for a larger and more open plan kitchen/dining space whilst the first-floor extension would make the current bedroom two a much larger room. Completing the build would be the loft conversion which would then create a stunning master bedroom, complete with its own en suite bathroom.

Sandford Mill Road is a one-way road linking the London Road to Old Bath Road. A charming spot within walking distance to the town centre. Sandford Park, the hospital and The Lido are all within a few minutes' walk. This part of the town is extremely sought after and whilst it's close to the hub of everything the setting is peaceful.

Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of schools that are a short walk away including St Edwards Senior, Cheltenham College, Holy Apostles and Balcarras.

For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon.

- A lovely, two double bedroom family home, located on this ever popular road
- Beautifully presented, the home is ready to move into and enjoy
- Benefiting from driveway parking, detached garage and large rear garden
- Planning granted for ground floor and 1st floor extension plus loft conversion
- In doing so, the home would benefit from a third bedroom (master) with en suite
- Currently the home enjoys a central entrance hall, two reception rooms and fitted kitchen
- Living room with bay fronted window, dining room with log burning stove inset to the chimney
- Two lovely sized bedrooms, master bedroom with bay fronted window
- Three-piece family bathroom
- A property that comes with a high recommendation to view

### DIRECTIONS

To locate the property please enter the following postcode into your sat nav system: GL53 7QJ. Upon arrival, the property can be identified by our For Sale sign.





Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899 Registered Office: CDH Estates Ltd, Miramar, Cheltenham Road, Kinsham, Tewkesbury, GL20 8HP.



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