



18 MERESTONE DRIVE
Cheltenham | Gloucestershire | GL50 2SS

HUGHES **HS** SEALEY

Welcome to... 18 MERESTONE DRIVE

Welcome to Number 18, Merestone Drive, a lovely three-bedroom detached family home located in this highly sought after district within the Regency Spa town of Cheltenham. Offered for sale with no onward chain, the property benefits from driveway parking, a detached double garage and mature gardens that enjoy a high degree of privacy.

Internally, the property features a welcoming and spacious entrance hall that leads to the ground floor rooms that include the cloakroom, kitchen, living/dining room and reception room two/bedroom three.

The living/dining room is located to the rear of the property and is an L shaped room. To the rear elevation sliding doors give access to the rear garden, whilst double aspect windows provide the room with plenty of natural light. Providing a focal point to the room is a fire which is inset to the chimney breast.

The kitchen enjoys a wealth of fitted units with a host of integrated appliances, whilst there is also under unit space for additional freestanding appliances. The room enjoys views over the front garden whilst a door to the side elevation allows access to the garden via a side pathway.

Completing the ground floor is reception room two/bedroom three, which is located to the front of the property. Upstairs are two double bedrooms, both of which benefit from fitted wardrobes.

Completing the upstairs and internal accommodation is the three-piece family bathroom.







Explore outside... 18 MERESTONE DRIVE

Externally, the property enjoys a large driveway allowing off road parking for multiple vehicles which in turn leads to the detached double garage. The garage benefits from light, power and an electrically operated garage door. Furthermore, there is pedestrian access from the garage to the rear garden. •

The rear garden enjoys a high degree of privacy and maturity. Within the garden is a paved terrace, lawns and well stocked borders which are home to a lovely selection of trees and shrubs.

LOCATION

A highly regarded residential location, close to excellent schools, Hatherley Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science and literature festivals throughout the year.

KEY FEATURES

- A detached, three double bedroom family home,
- Offered for sale with no onward chain
- Large driveway, allowing parking for multiple vehicles, leading to detached double garage
- Mature rear garden, enjoying high degree of privacy, featuring paved terrace and lawns
- Spacious, central hallway, giving access to all ground floor rooms
- L shaped living/dining room, located to the rear of the property. Doors to rear garden
- Fitted kitchen, cloakroom and reception room two/bedroom three complete the ground floor
- Upstairs are two double bedrooms and a three-piece family bathroom
- Internal viewings recommended

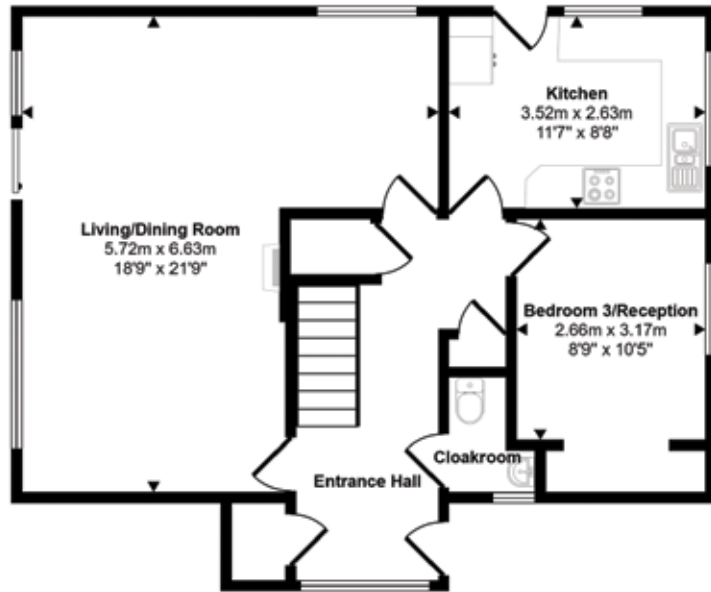
DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL50 2SS. Upon arrival, the property can be identified by our For Sale sign.



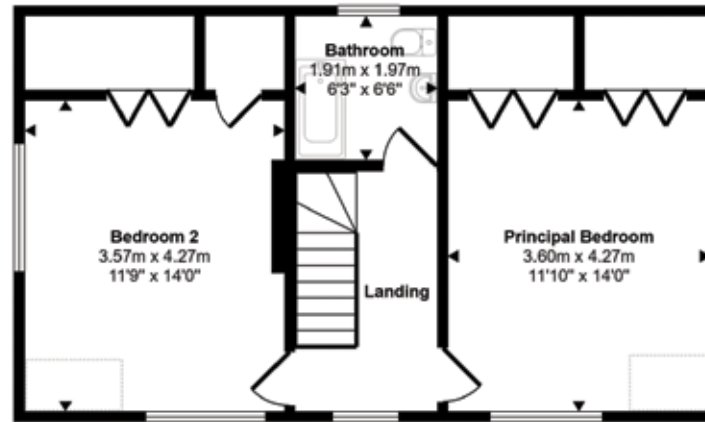


Approx Gross Internal Area
142 sq m / 1524 sq ft

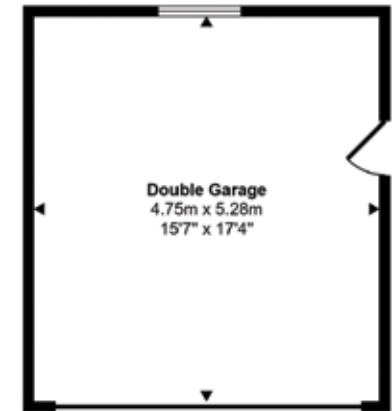


Ground Floor
Approx 65 sq m / 705 sq ft

Denotes head height below 1.5m

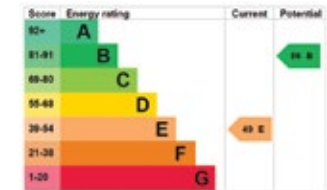


First Floor
Approx 51 sq m / 549 sq ft



Garage
Approx 25 sq m / 270 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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.





HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES  SEALEY