



12 SMITHWOOD GROVE
Charlton Kings | Cheltenham | GL53 9JN

HUGHES **HS** SEALEY

Welcome to... 12 SMITHWOOD GROVE

Situated in the highly desirable area of Charlton Kings, Cheltenham, this attractive four-bedroom semi-detached home offers well-presented accommodation, thoughtfully arranged to suit modern family life.

The property provides a welcoming and comfortable interior, with a spacious sitting/dining room offering an ideal setting for relaxing and entertaining. The neutral décor and natural light create an inviting atmosphere, while the wood flooring and contemporary furnishings add character and style. Furthermore, two sets of sliding doors not only flood the room with natural light but also allow access to the rear garden.

The kitchen/breakfast room is fitted with modern white cabinetry, complementary wooden work surfaces and striking blue tiled splashbacks, creating a practical and attractive space for everyday cooking. There is also space

for a four seater table and chairs.

The ground floor is completed by a cloakroom and bedroom four, which further benefits from an en suite shower room.

Upstairs, the property offers three bedrooms, including the principal bedroom which benefits from fitted wardrobes and a three-piece, en suite shower room. The remaining bedrooms offer scope for use as children's rooms, a guest bedroom or a home office.

The bathroom continues the contemporary feel, with modern fittings and distinctive blue tiling adding a splash of colour.









Explore outside... 12 SMITHWOOD GROVE

Outside, the enclosed rear garden provides a private setting for outdoor dining, entertaining and family enjoyment. A lawned area offers space for children and pets, while the patio and seating areas create opportunities to relax during the warmer months. To the front, the property benefits from a driveway providing off-road parking. Charlton Kings is a popular residential location on the eastern side of Cheltenham, well regarded for its community atmosphere, local amenities and access to highly regarded schools. The area also offers convenient access to Cheltenham town centre and the surrounding Cotswold countryside. Combining four bedrooms, two en-suites, versatile living accommodation and an enclosed garden, this appealing home represents an excellent opportunity for buyers seeking a well-appointed family property in a sought-after Cheltenham location.

- Four-bedroom semi-detached family home in sought-after Charlton Kings.
- Two en-suite bedrooms, offering enhanced privacy and convenience.

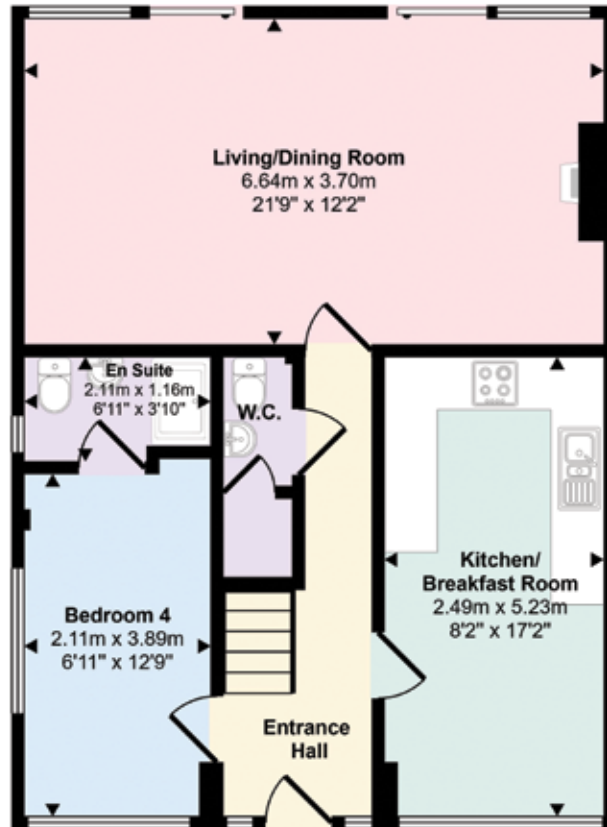
- Spacious sitting/dining room with comfortable living and entertaining space.
- Modern fitted kitchen/breakfast room with white cabinetry and wooden work surfaces.
- Contemporary blue tiled splashbacks adding colour and character.
- Four versatile bedrooms suitable for family, guests or home working.
- Modern bathroom facilities with stylish finishes.
- Enclosed rear garden with lawn and patio seating areas.
- Driveway parking and a convenient location for Cheltenham's amenities and surrounding countryside.
- A property that comes with a high recommendation to view.

DIRECTIONS

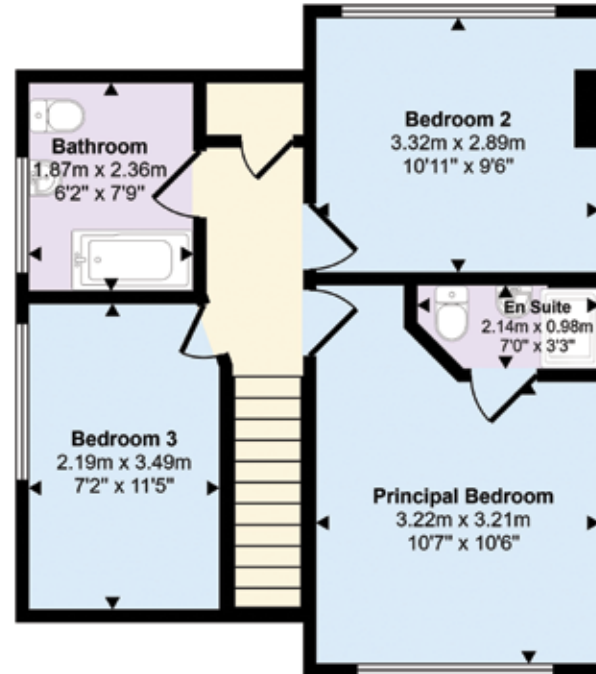
To locate the property please enter the following postcode into your sat nav system: GL53 9JN. Upon arrival into the road, the home can be found at the head of the cul-de-sac.



Approx Gross Internal Area
104 sq m / 1117 sq ft



Ground Floor
Approx 60 sq m / 645 sq ft



First Floor
Approx 44 sq m / 472 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.



HUGHES SEALEY

Email: cheltenham@hughessealey.co.uk

Tel: +44 (0)1242 220080

HUGHES **HS** SEALEY