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EVANS

6 SYDENHAM ROAD NORTH

Cheltenham, GL52 6EA

# 6 SYDENHAM ROAD NORTH

CHELTENHAM, GL52 6EA

*A renovated detached modern townhouse with a beautiful garden, off-road parking and garaging nestled on this lovely road a short walk from Cheltenham centre.*

## *Ground Floor:*

Family Room • Utility • Office/Bedroom Five  
• Cloakroom • Morning Room

## *First Floor:*

Sitting Room • Kitchen • Dining Room  
• Shower Room

## *Second Floor:*

Four Bedrooms • Bathroom

## *Garden:*

A large rear garden • Garage • Off Road Parking

## DESCRIPTION

This superb, detached home is set within a lovely plot with parking and a garage on this highly coveted road where very few properties comes to the market. The house predates 1980 and as such, is a modern townhouse which has been designed and built to compliment the period townhouses that form this leafy road. The current owners have taken the original structure and made significant improvements, throughout its three floors, whilst carefully retaining the charm that is in abundance. Extending to over 2670 Sq Ft of accommodation, the property is spacious and offers lovely proportions and well planned, practical accommodation making it a superb family home.

Entrance is via a few steps into the hallway with a cantilevered staircase. There is a large reception room on the ground floor with doors opening to the garden, this lovely room is used as family space and opens to an office that could be used as an occasional bedroom five. A cloakroom, utility and morning room, that overlooks the garden, completes the accommodation on this floor.



As with its period counterparts, the sitting room is set on first floor enjoying a peaceful outlook to the front with double doors opening to the dining room which in turn opens to the kitchen. The newly fitted kitchen is beautifully appointed with a range of fitted units and integrated appliances. There is a modern shower room on this floor.

On the second floor there are four double bedrooms, three with fitted wardrobes and all served by a contemporary 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 living so close to the town centre, the gardens are spacious and the overall plot is substantial.

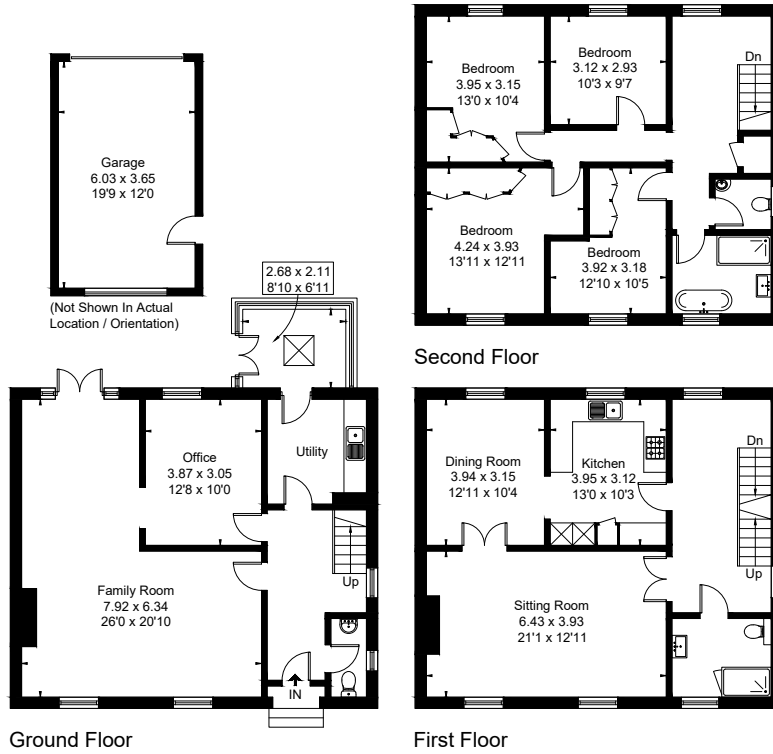
#### SITUATION

Sydenham Road North is a highly regarded tree lined road close to the centre of Cheltenham and extremely well placed for access out to communication links in all directions. This ideal location provides a perfect example of town living yet is moments away from the open green space of Sandford Park, The Lido and East Glos Tennis Club. Cheltenham Town centre can be reached by foot in ten minutes. A cultural town, it plays host to several highly acclaimed festivals including music, jazz and literature in addition to a wonderful café and restaurant scene and high end shopping on the Promenade. A hub for education, the location is central to some excellent schools in both the state and private sector, including Holy Apostles C of E, Ashley Manor Prep, The Cheltenham Ladies' College, Cheltenham College, St Edwards Senior and Dean Close.



# FLOORPLANS

Approximate Floor Area = 225.4 sq m / 2426 sq ft  
 Garage = 22.1 sq m / 238 sq ft  
 Total = 247.5 sq m / 2664 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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