



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



43, Honeysuckle Avenue,  
Cheltenham GL53 0AF  
Asking price £575,000



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Cheltenham GL53 0AF

Presenting a beautiful four-bedroom detached family home situated within the prestigious Brizen View development, meticulously crafted by Redrow Homes in the sought-after area of Leckhampton. Conveniently positioned in close proximity to local supermarkets and The High School, Leckhampton.

#### Full Description

This modern residence showcases an impressive standard of craftsmanship, highlighting expansive and well-proportioned living spaces. Spread across two levels, the ground floor features a spacious sitting room, an inviting open-plan kitchen dining room with garden access, a practical utility room, and a convenient cloakroom. Moving to the first floor reveals four bedrooms, including three doubles and a generously sized single, complemented by an en-suite shower room and a well-appointed family bathroom with a shower over the bath.

Outside, the property boasts an enclosed split-level garden, and parking is easily accessible with an off-road space and an integral garage, enhancing overall convenience. To ensure year-round comfort, the house is efficiently heated by gas-fired central heating.





**Further Information:**

Tenure: Freehold

Services: Mains gas, electricity, water and drainage. Gas central heating.

Council tax band: E

Local authority: Cheltenham Borough Council. Tel. 01242 26 26 26

Community charge: £94 per annum

**NO ONWARD CHAIN**

# Floor Plan

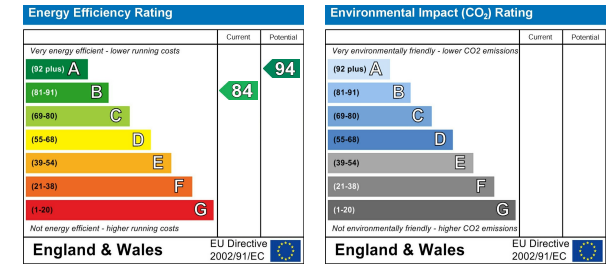
Approximate Gross Internal Area = 134.2 sq m / 1444 sq ft  
(Including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated.  
Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
Cheltenham Home Inspection © 2023

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# Energy Efficiency Graph



# Area Map



# Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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