



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



2, Westbury Road,  
Cheltenham GL53 9EW  
Price Guide £650,000



## 2, Westbury Road,

Cheltenham GL53 9EW

A well presented and generously proportioned four bedroom detached family house, quietly positioned within a sought-after cul-de-sac on Westbury Road, Leckhampton. The property offers balanced accommodation, private gardens, garaging and off-street parking, all within easy walking distance of local amenities and Bath Road.

### Description:

This attractive detached home is arranged over two floors and provides flexible, well-planned accommodation ideally suited to modern family living.

The ground floor is entered via a welcoming hallway leading to a well equipped U-shaped kitchen fitted with a range of units and appliances including fridge freezer, separate freezer and electric cooker. Adjoining the kitchen is a dedicated dining room, ideal for both everyday use and entertaining. A separate study enjoys patio doors opening directly onto the enclosed rear garden, making it an excellent home office or additional reception space. The principal sitting room offers comfortable proportions, while a ground floor shower room and separate WC add further practicality.

To the first floor, the property offers four well balanced double bedrooms, all enjoying good natural light, served by a family bathroom fitted with a shower over the bath.





Externally, the property benefits from a private and enclosed sunny rear garden with a southerly aspect, a single garage and driveway parking. The house is warmed throughout by gas central heating.

#### Location:

Leckhampton is widely regarded as one of Cheltenham's most desirable residential areas, offering an excellent balance of village-style living and town convenience. Bath Road is within comfortable walking distance and provides a wide range of independent shops, cafés, restaurants and everyday amenities. The area is particularly well known for its strong schooling options, both state and private, and easy access to green open spaces including Leckhampton Hill and the Cotswold escarpment.

Cheltenham town centre is readily accessible, while transport links are excellent, with Cheltenham Spa railway station providing direct services to London Paddington, Birmingham and Bristol. Road connections via the A40 and M5 offer convenient regional and national access.

Westbury Road is a quiet and established residential location, popular for its peaceful setting while remaining close to all that Leckhampton has to offer.

#### Further Information:

Services: Mains gas, electricity, water and drainage

Tenure: Freehold

Council Tax Band: E

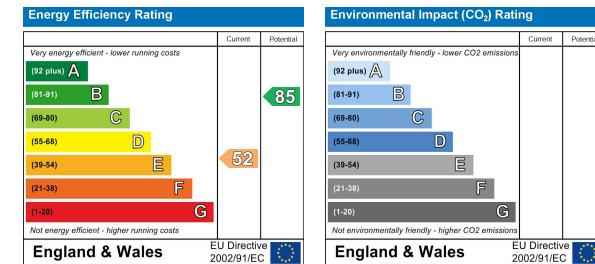
Local Authority: Cheltenham Borough Council. Tel. 01242 262626

## Floor Plan

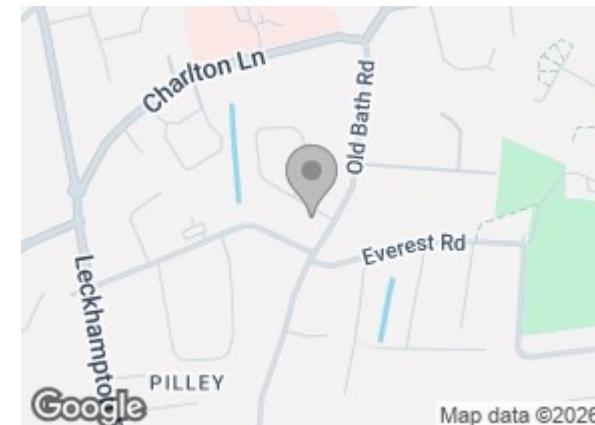


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## Energy Efficiency Graph



## 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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