



Saint Lawrence Road, Lechlade, Gloucestershire, GL7 3BZ

£525,000
(Subject to Contract)

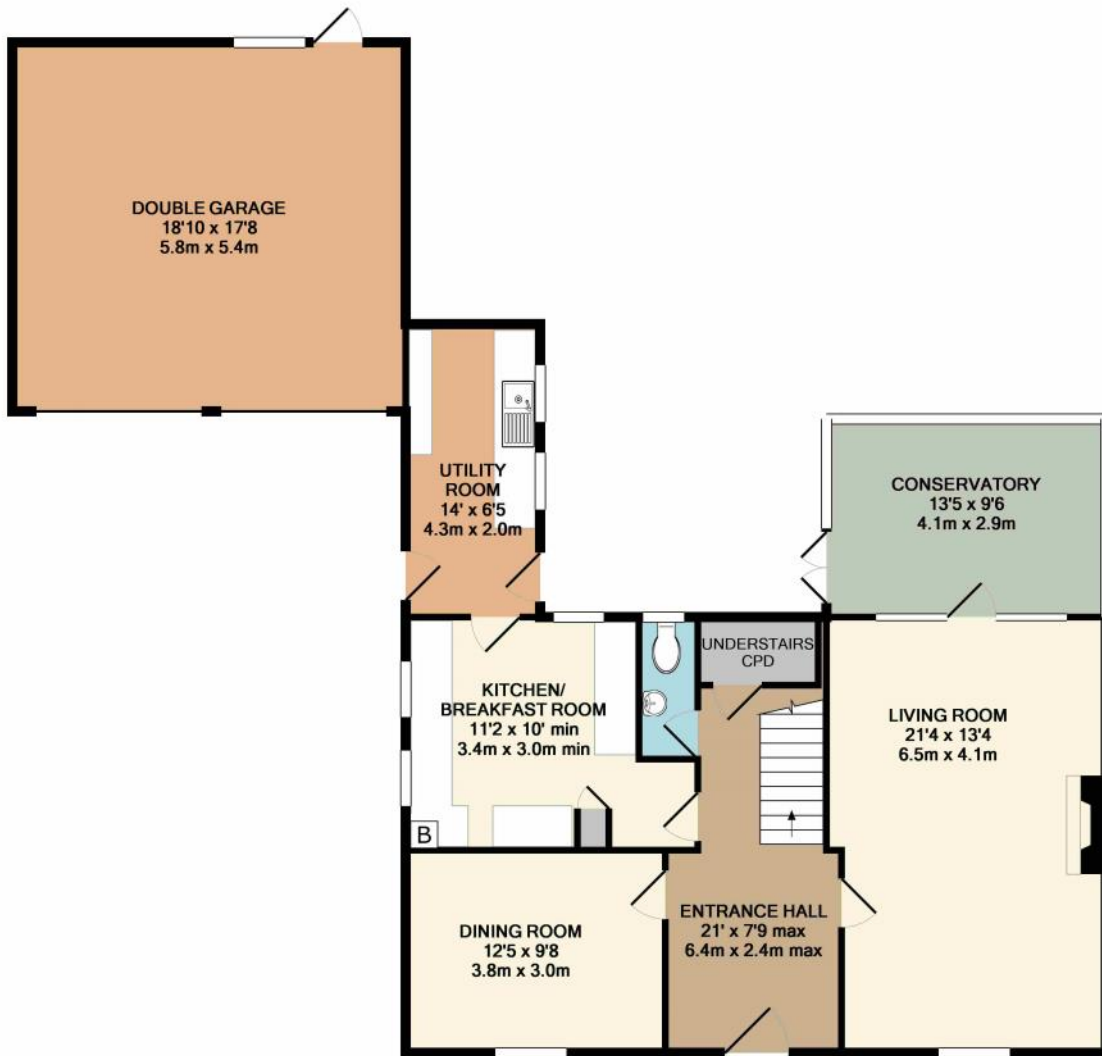
Hanley's

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Lechlade
Gloucestershire
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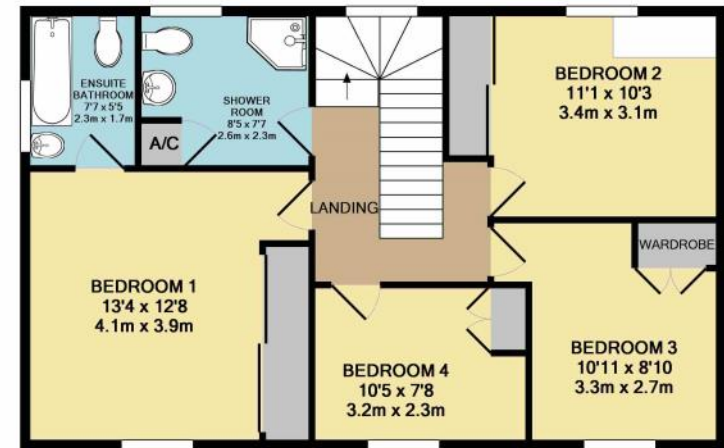
An attractive Georgian style four bedroom detached house situated in a sought after location within the popular Market town of Lechlade Upon Thames. The spacious accommodation comprises: Ground floor: Entrance hall, living room with fireplace, conservatory, dining room, fitted kitchen, separate utility room and cloakroom. To the first floor: Master bedroom with ensuite bathroom, three further bedrooms and a shower room. Outside to the rear is an established large garden which has been well tended with many shrubs and plants and to the front is an attractive garden with pathway leading to the front door and a driveway providing off road parking for several vehicles leading to the attached double garage with personal door to the rear garden. The property further benefits from gas radiator central heating and part double glazing and is offered for sale with no onward chain.



DISCLAIMER. These particulars, whilst believed to be accurate are set out as a general outline for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Floor plan measurements and distances are approximate only. We have not carried out a detailed survey nor tested the services, appliances or specific fittings. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



GROUND FLOOR
APPROX. FLOOR
AREA 1253 SQ.FT.
(116.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 694 SQ.FT.
(64.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1947 SQ.FT. (180.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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