

## 7 Grovelands Close, Charlton Kings

Guide Price £685,000

4 1 1



This handsome and beautifully presented home is tucked away in a peaceful corner of Charlton Kings, set on a generous corner plot with a fabulous south facing garden and ample parking for several vehicles. With potential to extend (STPP), it's an ideal choice for growing families. The property is thoughtfully designed to suit modern family living and falls within the highly sought after Balcarras School catchment area.

## Key Features

- FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHIN DINING
- GENEROUS CORNER PLOT
- BALCARRAS SCHOOL CATCHMENT
- SOUTH FACING GARDEN
- LARGE DRIVEWAY & GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- POTENTIAL TO EXTEND STPP
- EXCELLENT TRANSPORT LINKS
- PLEASE QUOTE ST1046

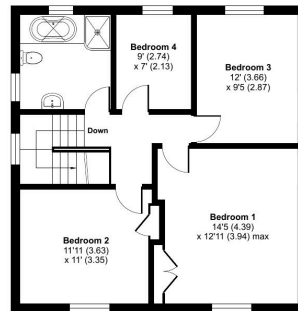
### Grovelands Close, Charlton Kings, Cheltenham, GL53

Approximate Area = 1344 sq ft / 124.8 sq m

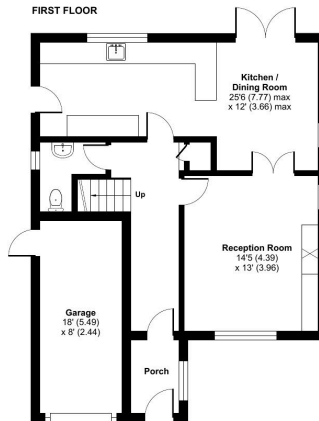
Garage = 138 sq ft / 12.8 sq m

Total = 1482 sq ft / 137.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Sarah Thomas (eXp). REF: 1215162