



1 Hawfinch Road, Longford, Gloucester, GL2 9FX

£415,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Positioned in the popular and well-connected area of Longford, this detached four bedroom family home offers well-balanced accommodation, generous outdoor space and excellent parking, making it ideal for growing families and professionals alike.

The ground floor is thoughtfully arranged, beginning with a welcoming entrance hall that provides access to all principal rooms. The living room is a comfortable and well-proportioned space, ideal for everyday family living and relaxation. To the rear, the kitchen/dining area spans the width of the property, offering an excellent hub for family life with ample worktop space, storage and room for a dining table, as well as direct access to the rear garden. A separate utility room and ground floor WC add valuable practicality, while a home office provides the perfect space for remote working, a playroom or additional reception room.

Upstairs, the first floor comprises four bedrooms, all well-sized for family use. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout is ideal for families, offering flexibility for children's rooms, guest accommodation or further home working space.

Externally, the property continues to impress. To the front, there are two allocated parking spaces, complemented by a detached garage which benefits from direct garden access, ideal for storage, hobbies or conversion potential (subject to the relevant consents).

The rear garden features a neat lawn and a patio seating area, creating a private and attractive outdoor space perfect for entertaining, children's play or summer dining.

Walkable distance to primary school, all secondary and grammar schools pickup points, and within catchment area for all grammar schools.

Agents Note.

Freehold

EPC Rating: B83

Tewkesbury Borough Council Band: E

Mains Gas, Electric and Water are connected.

Fibre Broadband is available in the area.

Estate Charge approx. £200 annually


Flood Risk:

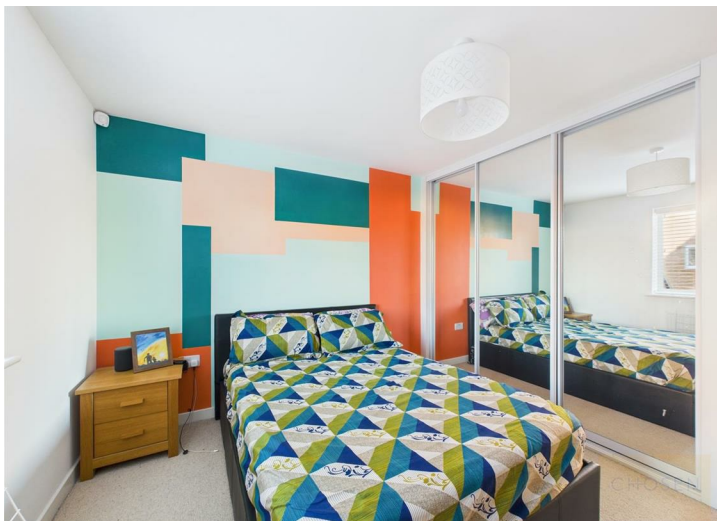
Rivers & Seas: Very Low

Surface Water: Very Low

- Four Bedroom Detached Family Home
- Open Plan Kitchen Diner, Separate Living Room And Office
- Downstairs WC, Family Bathroom And En-Suite
- Garage And Driveway In Front Of
- Enclosed Rear Garden
- Popular Location Close To Local Amenities
- EPC Rating: B83
- Council Tax Band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Utility Room
6'1" x 5'4"

WC
3'1" x 5'4"

Kitchen
9'8" x 20'2"

13'2" x 3'8"

Office
9'9" x 10'10"

Living Room
13'4" x 10'8"

Floor 0

Approximate total area⁽¹⁾
1132 ft²

Bathroom
6'5" x 8'2"

Bathroom
3'10" x 6'0"

Bedroom
9'5" x 10'11"

Landing
7'11" x 7'10"

Bedroom
9'9" x 9'2"

Bedroom
8'1" x 7'6"

Bedroom
9'4" x 8'5"

Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

