



19 The Avenue, Churchdown, Gloucester, GL3 2HB

£575,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

A beautifully positioned four-bedroom detached home set in the heart of Churchdown Village, situated along the highly sought-after private road, The Avenue.

This spacious and well-proportioned family home offers versatile living accommodation arranged over two floors, perfect for modern family life.

On the ground floor, the property comprises a welcoming entrance hallway leading to a generous living room, ideal for relaxing and entertaining. A separate dining room provides an excellent space for family meals and gatherings, while the well-appointed kitchen offers ample storage and workspace. A convenient ground floor WC completes the layout.

Upstairs, the property boasts four well-sized bedrooms, offering flexibility for growing families, guests, or home working. The accommodation is served by a family bathroom, with a central landing providing access to all rooms.

Externally, the property benefits from ample off-road parking, ensuring convenience for multiple vehicles. To the rear, you will find a private, south-facing garden, perfect for enjoying sunshine throughout the day—ideal for outdoor dining, entertaining, or simply relaxing.

Located in the heart of Churchdown Village, this home enjoys easy access to a range of local amenities, well-regarded schools, and excellent transport links, while the exclusive setting of The Avenue provides a peaceful and desirable residential environment.

Agents Note

Freehold
EPC Rating: C69
Tewkesbury Borough Council Band: E
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:

Rivers & Seas: Very Low
Surface Water: Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
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- Four-bedroom detached family home
- Located in the heart of Churchdown Village
- Ample off-road parking for multiple vehicles
- EPC Rating - C69
- Located on a private road
- Spacious living accommodation
- South facing garden
- Council Tax Band - E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor 0

Approximate total area⁽¹⁾

1159 ft²



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.

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