



87 Parton Road, Churchdown, Gloucester, GL3 2AQ

£465,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Welcome to this beautifully extended three-bedroom semi-detached home offering spacious and versatile accommodation positioned on the ever-popular Parton Road.

Upon entry, a welcoming hallway leads to a generous study/office—ideal for remote working or additional family space. The heart of the home is the expansive kitchen/dining area, featuring ample natural light and direct garden access, making it perfect for entertaining. A cosy yet spacious living room offers a great place to relax.

A handy utility room and a ground floor bathroom add to the convenience. Internal access to a large garage provides excellent storage or potential for conversion (subject to planning). Upstairs, the property offers three well-proportioned bedrooms. The principal bedroom enjoys generous dimensions and is complemented by two further double bedrooms. A bright and stylish family bathroom completes the first floor.

A real standout feature of this property is its beautifully maintained, generously sized rear garden—perfect for families, gardening enthusiasts or those who love to entertain outdoors. With a combination of lawn, mature shrubs, and well-kept paved pathways, the space is both inviting and low-maintenance. A delightful outbuilding/summerhouse adds flexibility, currently used as a hobby room or workspace, and offers potential for a home office or garden retreat.

To the front, the property benefits from a neat and tidy frontage with ample off-street parking and access to the attached garage, adding to its overall curb appeal.

Perfect for families, professionals, or those looking to upsize, this exceptional home offers flexible living space with scope for personalisation. Early viewing is highly recommended to appreciate the space and quality on offer.

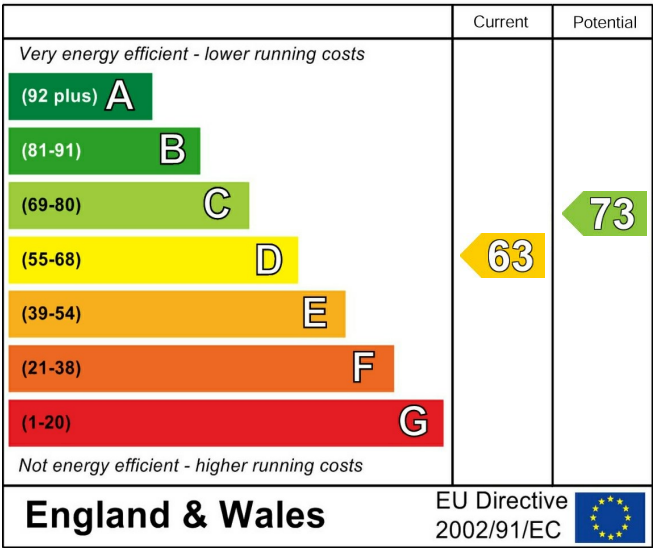
Agents Note.
Freehold
EPC Rating: D63
Tewkesbury Borough Council Band: D
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.

Flood Risk:
Rivers & Seas: Very Low
Surface Water: Very Low

2 Church Road, Churchdown, Gloucestershire, GL3 2ER
Tel: 01452 857421 Email: info@chosenestateagents.co.uk www.chosenestateagents.co.uk

- Beautiful, Extended Three Bedroom Home
- Downstairs Shower Room And Upstairs Bathroom
- Three Double Bedrooms
- Driveway And Garage Providing Off Road Parking For Multiple Vehicles
- Council Tax Band: D
- Living Room, Office And Kitchen-Dining Space
- Generous, Enclosed Rear Garden To Include A Summer House/Hobby Room/Outdoor Office
- Separate Utility Room
- EPC Rating: D63

Energy Efficiency Rating







Floor 0



Floor 1

Approximate total area⁽¹⁾

1404 ft²

Reduced headroom

11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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

GIRAFFE360