

ESTATE AGENTS



# Farr & Farr

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**PRICE: £470,000**

**REF: LG24010/JF**

**84 LONGFORD LANE  
LONGLEVENS  
GLOUCESTER  
GL2 9HA**



**A BEAUTIFULLY MAINTAINED AND IMPROVED DETACHED  
FAMILY HOME WITH A SIGNIFICANT EXTENSION TO THE REAR IN  
A PROMINENT RESIDENTIAL POSITION**

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## **84 LONGFORD LANE, LONGLEVENS, GLOUCESTER**

Longford Lane is situated approximately 1 ½ mile to the North East of Gloucester City centre in a popular residential road. Some of the cities most sought after schools are within easy reach and good local shopping in the heart of Longlevens is close by and access to Cheltenham and the M5 is only a short drive.

Number 84 has been significantly extended and offers highly practical and large family accommodation. All 4 bedrooms are doubles, the master having its own ensuite and to the ground floor there is a formal sitting room as well as a large open plan "L" shaped dining/family room with direct access to a large Upvc conservatory. Additionally there is a study, utility and cloakroom, it is heated by gas central heating as well as double glazing and to the exterior, lovely gardens as well as a substantial home office/den.

**FOUR DOUBLE BEDROOMS: ENSUITE SHOWER ROOM TO THE MASTER:  
FAMILY BATHROOM: FORMAL SITTING ROOM: LARGE 28' X 22' OPEN PLAN  
LOUNGE/DINING ROOM/KITCHEN: UTILITY ROOM: CLOAKROOM: STUDY:  
GAS CENTRAL HEATING: UPVC CONSERVATORY: DOUBLE GLAZING:  
AMPLE PARKING: HALF GARAGE: DELIGHTFUL LANDSCAPED REAR  
GARDENS WITH LARGE HOME OFFICE:**

### **ENTRANCE HALL:**

Composite front door (of a good size). Tiled floor. Staircase to landing. Boxed radiator. Understairs storage area.



**SITTING ROOM: 15'6 x 12'2.**

Brick fireplace (open). Square bay window to the front. Double radiator.

“L”



**SHAPED FAMILY/DINING/KITCHEN: 22'2 x 28'.**

Dining area with high quality laminated flooring. Double radiator. Inset ceiling spotlights. Coved ceiling. Store cupboard. Door to study. Family area with inset ceiling spotlights. Contemporary wall mounted fire and T.V point. Inset ceiling spotlights. Opening to:- Kitchen area beautifully fitted with 1 ½ bowl inset sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. High quality flooring. Built in dishwasher and bin. Built in fridge. Built in Neff full size double oven with four ring electric hob and extractor hood. Corner carrossell. Inset ceiling spotlights. Double doors to conservatory and door to:-





**UTILITY ROOM: 8'6 x 6'3.**

Wall and base units with worktops. Stainless steel sink with mixer taps. Under unit lighting. Tiled floor. Space for fridge/freezer, washing machine and dryer.

**CLOAKROOM:**

Low level W.C. Wash hand basin.  $\frac{3}{4}$  tiled walls. Tiled floor. Cloaks cupboard.

**UPVC CONSERVATORY: 17' x 13'9.**

Stone tiled floor. Double Upvc double glazed French doors to both side and rear. Underfloor heating. Wall mounted T.V point.



**STUDY: 8'6 x 7'4.**

Upvc double glazed door to rear garden.

## **FIRST FLOOR:**

### **LANDING:**

Access to loft with retractable ladder.

### **BEDROOM 1: 12' x 10'2.**

Complete range of part mirrored wardrobe cupboards with sliding doors. Wall mounted T.V point. Coved ceiling.



### **ENSUITE SHOWER ROOM:**

Fully tiled shower cubicle. Stainless steel shower and glazed sliding screens. Vanity unit with wash hand basin and cupboards below. Low level W.C. Fully tiled walls. Tiled floor. Spotlights. Vertically heated towel rail/radiator. Airing cupboard with shelving.



**BEDROOM 2: 15'6 x 9'4.**

Double wardrobe cupboard with mirrored sliding doors. Coved ceiling. Wall light points. Radiator.



**BEDROOM 3: 11'7 x 9'3.**

Boxed radiator. T.V point. Wall light point. Coved ceiling. Walk in wardrobe.



**BEDROOM 4: 12'2 x 8'.**

Double wardrobe cupboard with mirrored sliding doors. Radiator.



**BATHROOM:**

White suite of double ended panelled bath with central mixer taps and shower attachment. Wash hand basin. Low level W.C. Shower unit with Mira shower. Fully tiled walls. Tiled splashbacks. Tiled floor. Extractor fan. Vertical heated towel rail/radiator.





**EXTERIOR:**

Front gardens with wall to the front and hedges to either side giving privacy. Gravel drive with parking and turning areas.

**HALF GARAGE:**

Up and over door. Power and light.

Rear gardens with large area of stone paved terrace with pillared and stoned topped bench and barbecue areas. Decking. Covered area with vine. Opening to useful storage area and large area of lawns with shrub bed borders, hedges and fencing. Step path to:-





**SUBSTANTIAL PLAYROOM/OFFICE: 20' x 11'6.**

Fully lined with inset ceiling spotlights. Two electric panelled radiators. High quality laminated flooring. Two windows. Upvc double glazed doors to decking.



**EPC: D-56**

**AGENTS NOTE:**

**All room sizes are approximate**

**VIEWING STRICTLY BY APPOINTMENT THROUGH THE AGENT**