



4 Hawfinch Road, Gloucester, GL2 9FX

Offers In The Region Of  
£360,000

Located in Hamlet Grove, Longford, this spacious detached house offers a perfect blend of modern living and outdoor enjoyment. Built after the year 2000, the property boasts a contemporary design that is both stylish and functional.

Upon entering, you are welcomed into a spacious reception room, ideal for entertaining guests or enjoying quiet family evenings. The house features three generously sized bedrooms, providing ample space for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all.

One of the standout features of this property is the beautifully landscaped rear garden, which is southerly facing, allowing for an abundance of natural light throughout the day. The outdoor space is perfect for those who love to entertain, complete with an outdoor kitchen and barbecue area, making it an ideal setting for summer gatherings and alfresco dining. The artificial lawn adds a touch of greenery without the hassle of maintenance, allowing you to enjoy your garden all year round.

For those with vehicles, the property offers parking for up to three vehicles, providing both convenience and security.

This home is not just a place to live; it is a lifestyle choice, offering comfort, style, and a wonderful outdoor space to enjoy. Whether you are a growing family or looking for a peaceful retreat, this property in Longford is sure to impress.

- Three Spacious Bedrooms
  - Detached
- Garage With Driveway
- Landscaped Rear Garden
  - Well Presented
- Southerly Facing Garden

Approx Gross Internal Area  
90 sq m / 974 sq ft



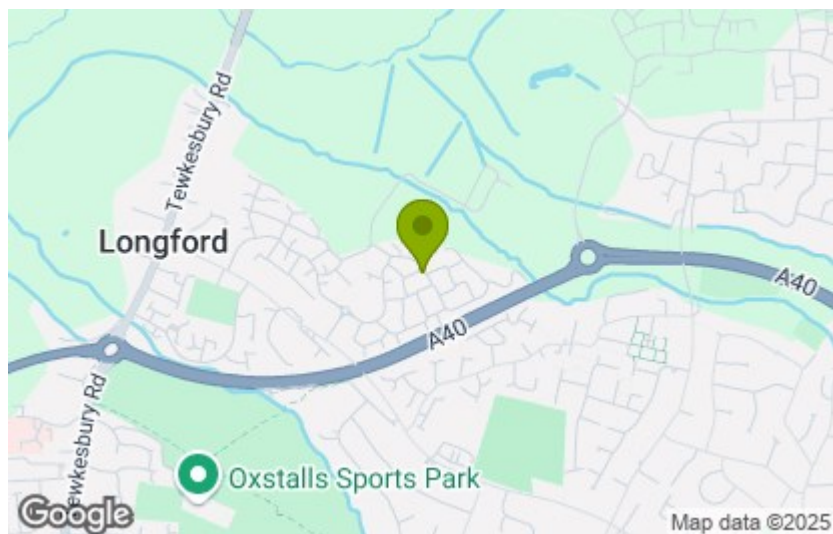
Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 46 sq m / 491 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating	
Current	Potential
83	94
<small>Very energy efficient - lower running costs</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	



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