



21 Hayslan Road
Malvern
Worcestershire WR14 2RE

Philip Laney & Jolly

21 Hayslan Road, Malvern, Worcestershire WR14 2RE

An extremely well presented older style semi detached house offering flexible accommodation retaining many character features. The property is conveniently located for access to local amenities and the accommodation briefly comprises: Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Bathroom, Garden Room with adjoining Bedroom 3, Two Further Bedrooms. The property stands in interesting colourful gardens and has ample off road parking.

UPVC glazed entrance door leading to Entrance Porch with window to side, tiled floor, front door leading to

ENTRANCE HALL

With built in cupboards, two windows to side aspect, cork flooring, single radiator, stairs to first floor, door to

BATHROOM

Having a coloured suite consisting of a panelled bath with electric shower over, glazed shower screen, low level WC, pedestal wash hand basin, single radiator, tiled splashbacks, obscured glazed window to side aspect, duplex electric heater, cork flooring, extractor fan.

SITTING ROOM

13'10 x 11'7 plus bay window (4.22m x 3.53m) The focal point of the room is the impressive fireplace having cast iron inset housing coal effect living flame gas fire and decorative tiles to the side, tiled hearth and painted wooden surround. Bay window to front aspect with fitted window seat having storage under, oak effect laminate flooring, TV and telephone point, picture rail, ceiling light point.

KITCHEN

11'4 x 9 (3.45m x 2.74m). Well fitted with a range bespoke pine units incorporating inset stainless steel sink, range of base drawers and cupboards, further work surfaces, space and plumbing for automatic washing machine, matching range of wall mounted storage cupboards, space and point for gas cooker, window to

rear aspect providing lovely views of the garden, cork flooring, doors to understairs storage cupboard, multi paned glazed door to

GARDEN ROOM

15'8 x 10'9 (4.78m x 3.28m) overall maximum measurements. An impressive room providing a pleasing aspect over the rear garden, two sliding patio doors to side and rear aspects, double radiator, cork flooring, 2 ceiling light points, door to

BEDROOM 3

7'11 x 6'5 (2.41m x 1.96m) With window to side aspect, radiator, cork flooring.

FIRST FLOOR

BEDROOM 1

14'1 x 12'5 (4.29m x 3.78m) maximum measurements. Walk in bay window to front aspect, ornate cast iron fireplace with tiled hearth, cork flooring, built in wardrobe, single radiator, hatch to roof space.

BEDROOM 2

10'9 x 9 (3.28m x 2.74m) Window to rear aspect, radiator under, cork flooring, telephone point, Dressing area with two built in wardrobes, door to Airing Cupboard with lagged hot water cylinder and slatted shelving. Door to

EN SUITE SHOWER ROOM

With corner shower cubicle having electric shower over, wash hand basin built into vanity unit with tiled surface

and cupboard under, low level WC, window to side aspect, shaver/light unit, heated towel rail, painted panelling to dado height, cork flooring.

OUTSIDE

Front

The property is approached over an extensive block paved driveway providing ample off road parking, the remainder of the front garden has a raised bed containing several shrubs and a mature maple tree. There is a pathway that leads to the side of the property giving access to the rear garden.

Rear

Immediately adjoining the rear of the property is a patio area with steps leading down to an attractive area of garden with mature pond containing several aquatic plants. The garden, which is a fine feature of this property, has several interlinking gravel pathways with adjoining raised beds containing a colourful selection of flowering plants, a pergola covered seating area, a pathway continues to a further area of garden with mature trees, further gravel garden and pleasant sitting area. The mature enclosed garden enjoys a good degree of privacy.

SERVICES

Mains electricity, water, gas and drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, heating system or any appliances, and cannot therefore confirm that they are free from defects or in working order.

TENURE

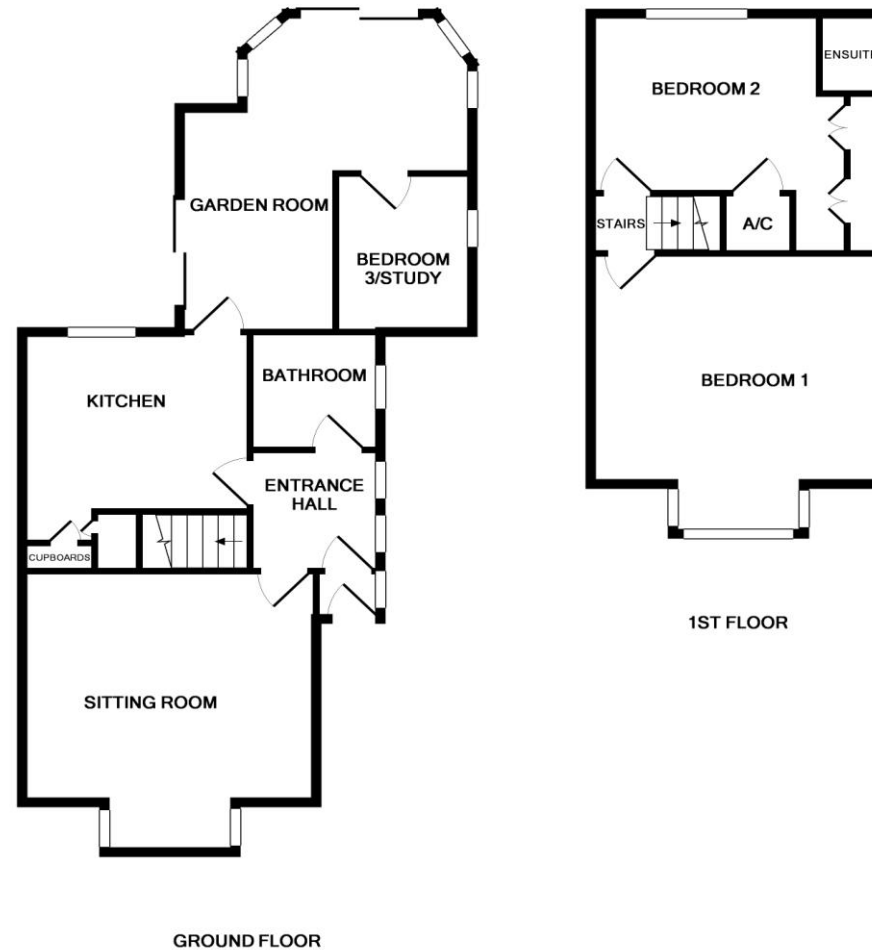
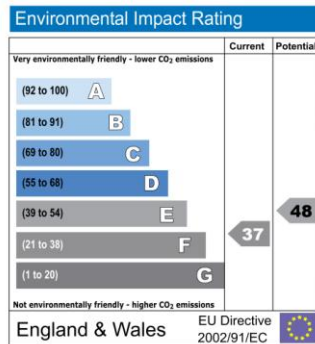
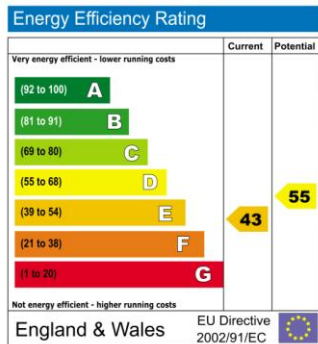
We understand that the property is Freehold, however, this should be confirmed by a prospective purchaser's solicitor.

VIEWING

Strictly by arrangement with the Agents. Please telephone us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From the centre of Great Malvern proceed into Malvern Link on the Worcester Road, at the traffic lights turn right onto Pickersleigh Avenue which continues into Pickersleigh Road, continue for some distance and at the traffic lights on the junction with North End Lane, turn right almost immediately after into Hayslan Road and the property can be found on the left hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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