



27 Madresfield Road  
Malvern  
Worcestershire WR14 2AS

Philip Laney & Jolly

## 27 Madresfield Road, Malvern, Worcestershire WR14 2AS

A well presented deceptively spacious detached split level bungalow, offering flexible accommodation standing in extensive gardens with views of the Malvern Hills. The property is conveniently located for access to local amenities and offers accommodation comprising: Entrance Hall, Living Room, Kitchen/Breakfast Room, Three Bedrooms, Master with En-suite, Shower Room, Gas Central Heating, Double Glazing, Block Paved Driveway and Pleasant Gardens. The property is being offered for sale with no onward chain.

Part glazed UPVC door leading into Entrance Porch with part glazed door to

### ENTRANCE HALL

With wooden block flooring built in display cupboard, radiator, doors to

### LOUNGE

17'11" x 14'1" (5.46m x 4.29m) Having a tiled fireplace housing an open fire with tiled hearth, window to the side and rear aspects providing views over the rear garden towards the Malvern Hills, exposed wooden floor, two radiators, two wall lights.

### KITCHEN/BREAKFAST ROOM

12'2" x 11'10" maximum (3.71m x 3.61m) Comprehensively fitted with a range of matching units incorporating base drawers and cupboards, inset stainless steel bowl and half sink with hot and cold mixer tap, work surface over, 4 ring ceramic hob with extractor fan over, wall mounted storage cupboards, window to the front and side aspect, tiled floor, space and plumbing for dishwasher, radiator, space and point for range style cooker, ample space for table and chairs, space for fridge freezer, doorway to storage cupboard with wall mounted Worcester boiler, door to garage.

### SHOWER ROOM

Refitted with a suite consisting of a pedestal wash hand basin, double shower cubicle with glazed sliding doors, electric shower over, tiled splash backs, inset spot lights and extractor fan.

### WC

Fitted with a low level WC, part tiled walls, window to the side.

### BEDROOM 2

14'1" x 11'11" maximum into bay (4.29m x 3.63m) With bay window to the front aspect, radiator.



### BEDROOM 3

9'6" x 9'4" maximum into bay (2.90m x 2.84m) With window to the rear aspect, range of built in wardrobes, radiator.

Stairs down to

### SITTING ROOM/STUDY

11'6" x 10'10" overall maximum measurements (3.51m x 3.30m) Having double glazed double opening doors to the rear garden, radiator, door to storage cupboard, wall lights, door to



### BEDROOM 1

14'10" x 12'6" (4.52m x 3.81m) With window to the side and rear aspects, radiator, range of built in wardrobes, door to

### EN-SUITE BATHROOM

Fitted with a white suite consisting of a panelled bath with hot and cold mixer tap having telephone style shower attachment, low level WC, pedestrian wash hand basin, tiled walls, radiator, extractor fan, inset spotlight.

### OUTSIDE

#### Front

The property has a block paved driveway providing off-road parking leading to the garage. The front garden has an interesting selection of flowers and shrubs and a path leads to provide access to the front door.



### Rear

Immediately adjoining the rear of the property is a paved seating area which adjoins a lawn and pond, steps lead to a path providing access to a workshop. The path continues to a shaded garden having feature pergola, a gate leads to a further lawn area having fruit trees and mature shrub borders, this leads to a vegetable growing area screened by mature conifer hedging. The gardens are a fine feature of this property and we thoroughly recommend an inspection to appreciate.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

### GARAGE

15'0" x 10'3" (4.57m x 3.12m) Having up and over door, plumbing for automatic washing machine, light and power, door to rear garden.

### TENURE

We understand (subject to legal verification) that the property is Freehold.

### SERVICES

Mains Electricity, Gas, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

### VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

### COUNCIL TAX BAND - D

Purchasers are advised to confirm this with Malvern Hills District Council.

### DIRECTIONS

From our office turn right along the Worcester Road taking the first turning left into Church St. Continue down the hill and proceed through the traffic lights taking the fourth turning left into Madresfield Road and the property can be found on the left as indicated by our For Sale board.



