



**Connells**

Lindfield, Avenue Road, Malvern





### Property Description

This town house is part of an imposing Victorian property having access to Great Malvern and the amenities and also Great Malvern train station. There is Malvern Theatre, Waitrose and The Malvern Hills within walking distance.

### Location

Great Malvern has a broad range of shops, cafes, restaurants, banks and other services can be found, including the Malvern Splash leisure centre and swimming pool, Great Malvern railway station, the highly respected Malvern Theatre and Waitrose supermarket.

The property is also well placed for some of the finest independent and state schools, with Malvern having an excellent reputation for the schooling it has to offer. These include Malvern College, Malvern St James and The Downs in the private sector, and The Wyche Primary and The Chase High School in the state sector.

With its' famous hills, Malvern is notably a beauty spot and provides a gateway to the Malvern Hills. The unspoilt countryside of both the Malvern Hills and the surrounding areas provides a wealth of recreational opportunities for locals and tourists alike. The popular Three Counties Showground offers a variety of events throughout the year, including gardening, agricultural and antique shows.

Malvern has good road links to both the M5 (J7) and M50 (J1 &2) motorway networks, making Worcester, Hereford, Birmingham and Bristol fall within easy commuting distance. A train from Great Malvern station can take you directly to Birmingham New Street, Oxford and London Paddington.

### Entrance Porch

Full length uPVC double glazed windows and doors, tiled flooring, light above doorway, opaque double glazed double doors into Hallway.

### Entrance Hall

Tiled flooring, radiator, wooden staircase with porcelain tiled flooring, pendant ceiling light, smoke alarm. Wooden staircase leading to first floor landing.

### Cloakroom

Low level WC with wooden shelf over, wooden door, porcelain tiled flooring, sink inset into cupboard unit.

### Living/dining Room

26' 2" x 11' 3" ( 7.98m x 3.43m )  
Open plan with porcelain tiled flooring throughout, radiator, television point, remote controlled central heating thermostat which can be controlled by your mobile phone, pendant ceiling light, archway leading through to kitchen.

### Kitchen

15' 6" x 12' 7" ( 4.72m x 3.84m )  
Fitted kitchen with a mixture of wall and base units, front facing secondary double glazed window to front, large ceramic sink, 'Range Master' triple oven with five gas ring hob and cooker hood over, Malvern stone wall effect surrounding and tiled splashback, plumbing for integrated dishwasher, integrated fridge freezer, featured beams.

## Utility Room

Tiled flooring, base unit cupboards with shelving above, stainless steel sink, plumbing for washing machine, radiator, smoke alarm, spotlights and wooden work surfaces.

## Downstairs Shower Room

Side facing double glazed window, heated towel rail, shower cubicle, spotlights, low level WC, tiled flooring, sink inset into window shelf.

## Lower Level Hallway

Single glazed window into utility room, radiator, storage cupboard in wall, tiled flooring throughout, spotlights and wall lights.

## First Floor

### Landing

Wooden staircase with wooden flooring leading onto carpeted flooring, two smoke alarms, pendant ceiling light and skylight above the staircase.

### Bedroom One

11' 5" x 11' 4" ( 3.48m x 3.45m )

Side facing secondary double glazed window, smoke alarm, carpeted flooring, pendant ceiling light, wall length wardrobes, radiator, television point, door to en-suite.

### En-Suite

Extractor fan, low level WC and sink with mixer taps inset over, shower cubicle, fully tiled walls and spotlights.

### Bedroom Two

10' 4" x 11' 4" ( 3.15m x 3.45m )

Side facing secondary double glazed window, carpeted flooring, radiator, television point, smoke alarm and built in wardrobes with shelving and a rail.

### Bedroom Three

9' 9" x 10' 6" ( 2.97m x 3.20m )

Side facing secondary double glazed windows, pendant ceiling light , radiator, smoke alarm and loft access.

### Study

9' 4" x 13' 5" ( 2.84m x 4.09m )

Stairs leading up from landing, side facing double glazed Velux window, carpeted flooring, smoke alarm, pendant ceiling light, loft access, beams allowing shelving above, featured Malvern stone wall.

### Bathroom

Side facing secondary double glazed opaque window, heated towel rail, bath with mixer taps and shower over, soft close cupboard, extractor fan, shaver point, low level WC, part tiled walls, tiled flooring, sink inset into unit and cupboard housing central heating boiler, spotlights.

### Outside

### Front/side

Gravelled driveway allowing parking for three vehicles, steps up to gated access for the private decked area and patio, there are outside lights surrounding the entrance and brick walls surrounding to enclose the side area,

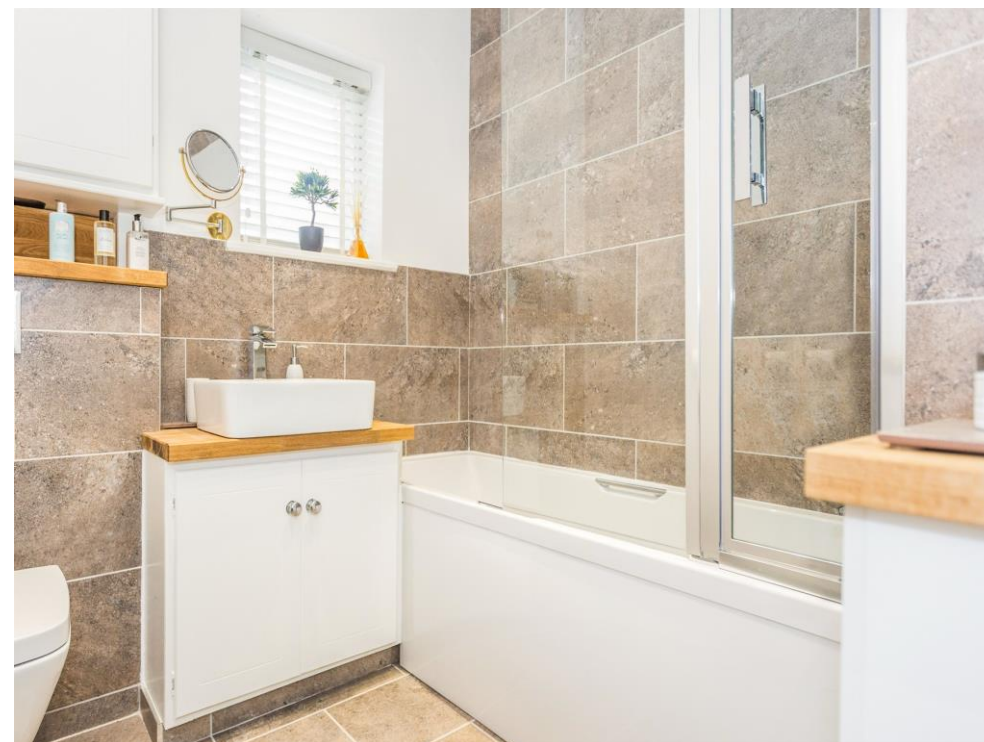
### Garage

15' 1" x 11' 8" ( 4.60m x 3.56m )

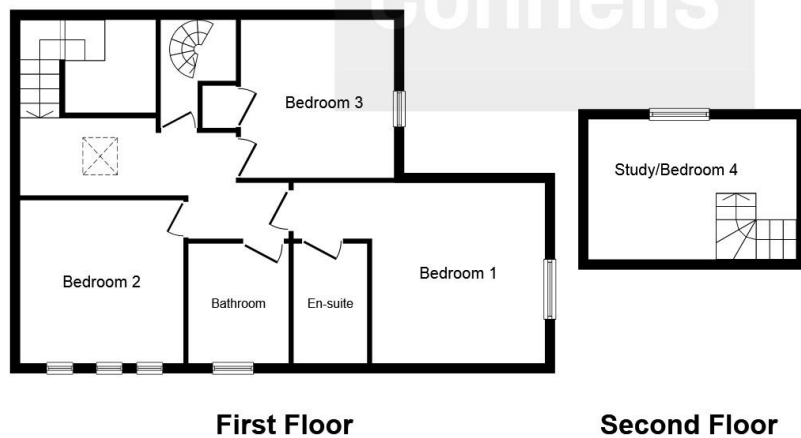
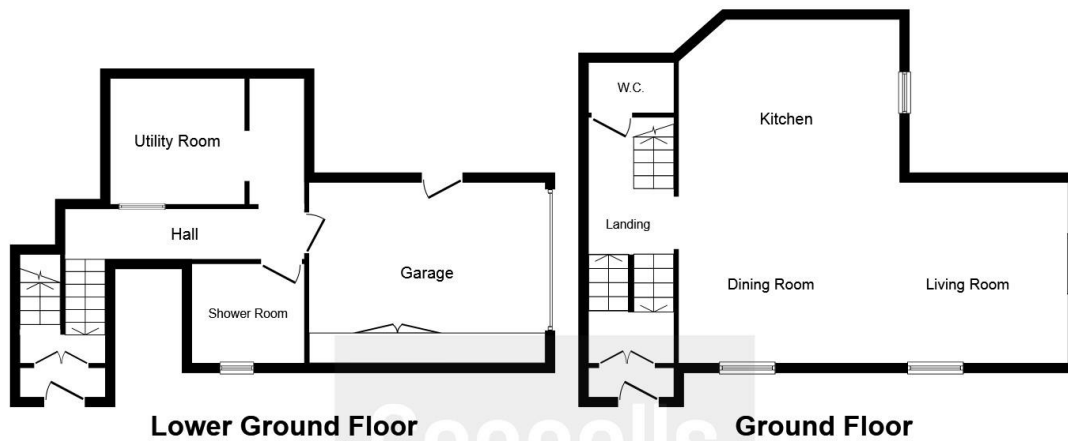
The garage can be accessed by wooden double doors from the driveway and also access from the inside of the lower floor. There is power and light with tiled flooring, smoke alarm, strip light, wall length cupboard with double glazed uPVC door to patio courtyard.

### Services

All mains services are connected to the property.







This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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**Directions to this property:**

From the Connells Malvern office, head right on Church Street and turn Right onto Avenue Road. Follow the Road down where the entrance to Lindfield can be located on the right hand side. Access to the townhouse is from Tibberton Road.

**EPC Rating: D**

**Tenure: Freehold**



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