



## 10 Handbury Road Malvern, WR14 1NN

Welcome to this charming property located on Handbury Road in the sought-after area of Malvern. This delightful bungalow offers a unique split-level design with a dormer detached style, providing a versatile living space that is sure to impress. The large living room is a standout feature of this property, offering ample space for various furniture arrangements, three bedrooms, bathroom and an ensuite shower room. Situated in a popular and quiet residential area, this home offers a peaceful retreat from the hustle and bustle of everyday life. The parking space for one vehicle adds to the convenience of this property, making coming home a stress-free experience. Offered for sale with no onward chain.

**Guide Price £335,000**

# 10 Handbury Road

Malvern, WR14 1NN



## Entrance Hall

Part glazed door opens into the entrance hall. With doors off to kitchen, the two bedrooms and bathroom. Stairs lead down to the sitting room and rise to bedroom one. Radiator.

## Sitting Room

22'11" x 11'9" (7m x 3.6m)

From the Entrance Hall, half stairs lead down to the extensive Living Room. With an electric "coal" effect fire with hearth and wooden surround. Wooden flooring, two radiators, wall and ceiling lighting and coving to ceiling. Two pairs of double glazed French doors open out to the private rear garden.

## Kitchen

9'4" x 9'2" (2.85m x 2.8m)

The Kitchen is fitted with eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for a further tall appliance. Electric oven with four point electric hob and extractor above and wall mounted Worcester Bosch combination boiler. Coving to ceiling, spotlights to ceiling and double glazed window to the side aspect. Radiator.

## Bedroom Two

12'5" x 10'11" (3.8m x 3.33m)

A light room with picture rail, radiator and a large double glazed window to the front aspect.

## Bedroom Three

12'9" x 8'6" (3.9m x 2.6m)

Picture rail, radiator and wood effect flooring. Large double glazed window to the front aspect.

## Bathroom

9'4" x 5'8" (2.85m x 1.75m)

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin and partially tiled walls. Corner bath with mixer tap and shower attachment and fully tiled walling around bath. Obscured double glazed window to the side aspect, radiator and tiled flooring.

## First Floor

From the Entrance Hall, stairs rise to the First Floor Bedroom.

## Bedroom One

15'1" x 11'11" (4.6m x 3.65m)

A large Bedroom with vaulted ceiling, comprehensively fitted with built in storage cupboards, wall lighting and double glazed window to the rear aspect overlooking the rear garden. Radiator and stairs rise to the En-Suite Shower Room.

## En-Suite Shower Room

6'6" x 5'6" (2m x 1.7m)

Fitted with a white suite comprising low flush WC, pedestal wash hand basin and corner shower cubicle with glazed door and electric Triton

shower. Radiator, Velux window to the ceiling and fully tiled walls and flooring. Access to storage in the eaves.

## Outside

To the front of the property, the graveled foregarden is enclosed with a red brick wall. A paved pathway leads to the front door. To the right hand side of the bungalow there is a wooden constructed garden shed and to the left there is gated access leading to the rear gardens.

The Garden to the rear of the property has been laid to stone and paving for ease of maintenance with raised shrub and flower filled borders. Timber fencing encompasses the garden. There is an outside water tap and at the bottom of the garden steps lead down to the little stream which is beyond the rear fence.

## Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

## Direction

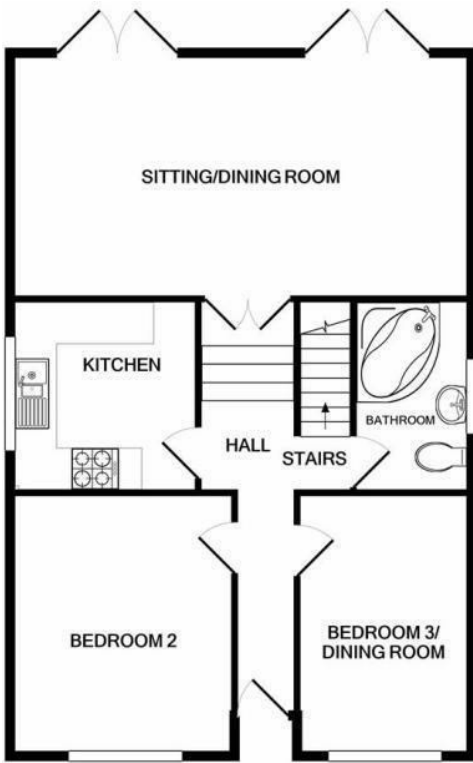
From the office of Denny & Salmond, proceed along the Worcester Road heading towards Malvern Link. At the traffic lights on the crossroads, turn left into Richmond Road and left at the end into Church Road. Take the next turning on the Right into Lambourne Ave. Follow right to the end and the junction with Handbury Road turning right again. No 10 can be found on left hand side indicated by the For Sale sign.

## Virtual Viewing

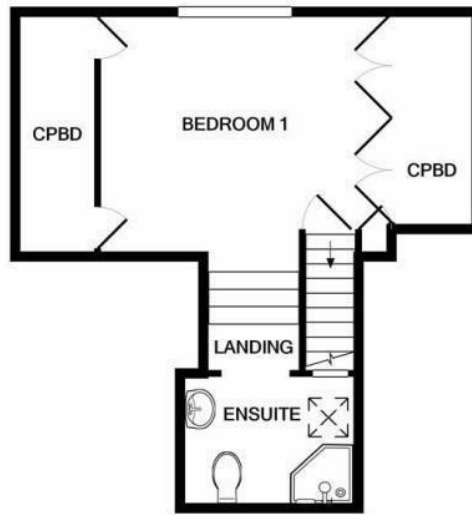
A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/ptuy1k8NV9k?si=s1Oo2ZEoVnhRM2ma>



# Floor Plan



GROUND FLOOR



1ST FLOOR

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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