



◆ 12 THE CROFT ◆ CHURCH LENCH ◆ WR11 4UD ◆
◆ GUIDE PRICE £495,000 ◆



- **DETACHED BUNGALOW**
- **EXTENDED AND SPACIOUS**
- **FOUR DOUBLE BEDROOMS**
- **OPEN PLAN LIVING ACCOMMODATION**
- **LARGE FITTED KITCHEN DINER**
- **SITTING ROOM WITH LOG BURNER**
- **SHOWER ROOM**
- **PRIVATE GARDENS**
- **OFF-ROAD PARKING AND GARAGE**
- **PEACEFUL LOCATION**



ABOUT THE PROPERTY...

A greatly extended spacious four double bedroom detached bungalow set within a good size plot in a peaceful cul-de-sac location within the ever-popular village of Church Lench. The property is double glazed and centrally heated, has light and airy well-presented accommodation with off-road parking and garage.

The front door opens into a spacious hallway with doors to all the main rooms and storage. The main living accommodation is open plan with a large kitchen diner and a lovely sitting room with log burner. The kitchen diner has a range of wall and base units, has bi-fold doors to the rear garden and a rear hallway with WC off. The four bedrooms are all well-proportioned doubles and there is a shower room and separate WC.

The gardens are mainly laid to lawn with outdoor seating area and a good level of privacy. There is a pedestrian door from the garden into the garage.

ABOUT CHURCH LENCH...

The village of Church Lench forms part of a collection of five beautiful villages collectively known as the Lenches and is set in lovely rural Worcestershire countryside with views extending to the Malvern Hills. The Lenches have been a sought after and desirable location for many years and Church Lench has impressive local facilities including a 13th century church, village hall, primary school (Ofsted rated – outstanding), trout fishing lakes, social club and sports club with tennis courts, cricket and football pitches. Further details at www.thelenches.org.uk.

The nearby market towns of Pershore and Evesham have a range of interesting and individual shopping outlets and the larger centres of Worcester (14 miles) and Stratford (15 miles) offer extensive leisure and shopping facilities. Commuting to Birmingham and London is via the excellent road links to the M5, M42 & M40. The mainline station at Evesham is 5 miles away and offers service to London Paddington and Stratford Parkway station (15 miles) has a mainline service to London Marylebone.



GROUND FLOOR
1406 sq.ft. (130.6 sq.m.) approx.



We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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◆ CHATTERTON ESTATE AGENTS ◆ 34 WESTON ROAD ◆ BRETORTON ◆ WR11 7HW ◆

◆ 01386 833969 ◆ www.chattertonestates.co.uk ◆