



**77 St. Andrews Road, Malvern, WR14 3PU**

**£550,000**

A well maintained and spacious detached bungalow situated on this popular residential side road within walking distance of Peachfield Common and local facilities. In brief, the accommodation comprises: Porch, hallway, living room, dining kitchen, walk-in pantry/utility, 2 garden rooms, three bedroom, bathroom with separate shower cubicle, garage and lovely gardens front and rear. The property is offered in a No Chain sale situation and we recommend early viewing.



# 77, St. Andrews Road, Malvern, WR14 3PU

## ENTRANCE

Approached over tarmac driveway to uPVC double glazed front door opening into:

## PORCH

With obscure double glazed side windows, light and wooden door with leaded glass panels and matching side panels open into the:

## HALLWAY

With power points, radiator and doors radiating off.

## LIVING ROOM 17'0" into bay x 14'5" max (5.2m into bay x 4.4m max)

With front facing double glazed bay window offering views up to the Hills, side facing double glazed bay, feature ornate fireplace with wood surround and tiled base, radiator, power points, telephone point and twin matching wall lights.

## DINING KITCHEN 13'9" x 8'10" (4.2m x 2.7m)

Rear facing double glazed window offering views over the rear garden to the distant view, fitted wall and base units, inset stainless steel sink unit, gas cooker, washing machine, Baxi central heating boiler, space for table and chairs, radiator, door to:

## WALK-IN PANTRY/UTILITY

With obscure double glazed window, shelving, power points, fridge freezer, fuse board and electric meter.

## GARDEN ROOM 9'1" x 10'5" (2.77m x 3.2m)

With double glazed windows and patio doors, coat hooks, radiator, power points, television point and twin matching wall lights.

## BEDROOM ONE 14'0" x 11'8" (4.27m x 3.58m)

With radiator, power points and double glazed patio doors to:

## GARDEN ROOM 11'9" x 7'9" (3.59m x 2.37m)

With rear and side facing windows, patio doors, radiator, telephone point, power points and twin matching wall lights.

## BEDROOM TWO 14'7" x 13'1" (4.46m x 3.99m)

Front facing double glazed windows with the super Hill views, radiator, twin over bed lights, power points, television point.



### **BEDROOM THREE/OFFICE 11'5" x 10'3" (3.5m x 3.14m)**

Front facing double glazed window with a Hill view, radiator, power points.

### **BATHROOM 10'9" x 6'6" (3.3m x 2m)**

Obscure double glazed window, white suite with panelled bath, built-in WC and wash basin with cupboards, glazed shower cubicle, airing cupboard with insulated hot water cylinder and shelving, wall mounted fan heater, towel rail radiator.

### **EXTERNALLY**

The rear garden has been lovingly stocked, landscaped and maintained, there is a good sized patio area adjoining the bungalow with Cast Iron balustrade sloped pathway and two steps lead to the garden which is fully enclosed, has a level lawn beautifully stocked borders, inset shrubs and trees, a sunken fish pond with water features, brick outside shed, rear access to the garage, gated access to the front.

To the front, the property sits up from the road with a well planted fore garden with tarmac driveway which leads to the:

### **GARAGE 18'4" x 9'10" (5.6m x 3m)**

Pedestrian door and side window, shelving light and power.

### **DIRECTIONS**

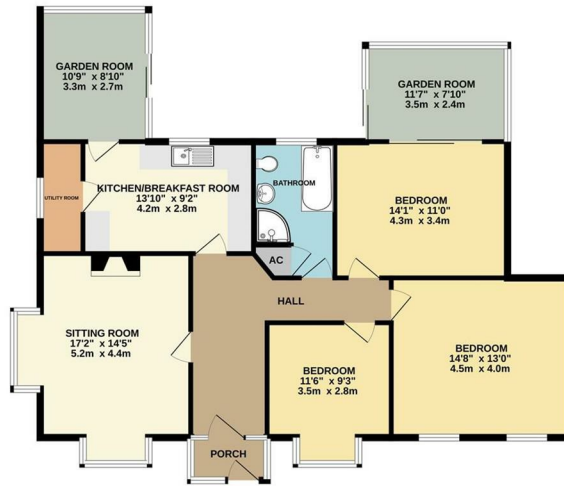
From the town centre, proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right to the junction with Court Road. Turn right and proceed along St Andrews Road, where the property can be found towards Peachfield Road end on the left hand side as indicated by our For Sale notice. For more details or to book a viewing, please call our Malvern office on 01684 561411.

### **AGENT'S NOTES**

The property is going through Probate, which should coincide with the duration of the sale, but there may be a slight delay.



GROUND FLOOR  
1217 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, levels and heights shall be an approximation and no responsibility is taken for any error or omission. The services, systems and appliances shown have not been tested and are provided as they are. The services, systems and appliances shown have not been tested and are provided as they are. The services, systems and appliances shown have not been tested and are provided as they are.

**TENURE:** We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

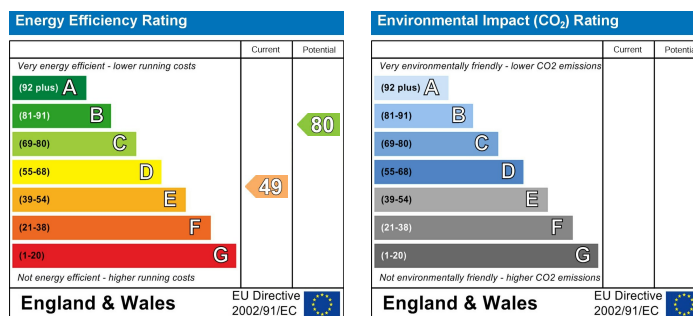
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

**ENERGY PERFORMANCE RATINGS:** Current: E49 Potential: C80

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 82270



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