



20 Hayslan Avenue
Malvern WR14 2RF

Andrew Grant



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3 Bedrooms



1 Reception



1 Bathroom

Freehold / 849 sq. ft.

KEY FEATURES:

- Double fronted detached bungalow
- Spectacular Malvern Hills view
- Backing onto fields at the rear
- Beautifully presented interiors
- Spacious living room
- Well-appointed kitchen
- Recently refurbished shower room
- Mature rear garden
- Driveway parking for three cars

A detached bungalow presenting incredible views of the Malvern Hills.

This immaculately presented home offers a superb array of accommodation, including a welcoming hallway, a spacious reception room, a well-equipped kitchen, three comfortably sized bedrooms and a recently refurbished shower room.

Outside, the property boasts a beautifully maintained rear garden that provides astonishing views of the Malvern Hills and the adjoining countryside. Additionally, the front of the home features ample parking space for three cars.



Situation

20 Hayslan Road is situated in a sought-after and well-established area within Malvern, where the garden borders fields, offering stunning views of the adjacent Malvern Hills.

The town centre of Malvern offers a variety of amenities, from well-stocked supermarkets to an array of dining venues and cosy cafes. Cultural enthusiasts will appreciate the renowned Malvern Theatre, while nature lovers can explore the breathtaking walking trails that crisscross the hills and the picturesque countryside.

Malvern seamlessly blends rural tranquillity with exceptional connectivity, encapsulating the best of both worlds. Residents benefit from easy access to major motorways and direct train routes to vibrant cities such as Birmingham and London. This ideal combination ensures a perfect balance between the peaceful appeal of the countryside and the conveniences of urban life.

Description

The property is accessed via a paved driveway that provides ample parking for three cars and leads directly to the front door. The driveway is lined with flower beds, displaying a vibrant array of colourful plants. Secure gated access is available on both sides of the property, leading to the rear.

Upon entering, you are welcomed by a hallway that features a window to the front and a door that opens to the inner hallway, which provides access to all the rooms within the property.

The reception room offers views of the rear garden and the distant hills. Sliding patio doors seamlessly blend indoor and outdoor spaces, enhancing the living experience. Equipped with a ceiling fan light, this room remains comfortable during warmer months and has ample space to accommodate both living and dining areas, making it perfect for relaxation and gatherings.

Positioned at the rear to take advantage of the delightful garden and Malvern Hill views, the kitchen is fitted with both wall and base units that include a worksurfaces incorporating a sink with drainer and mixer tap. The kitchen has space to accommodate a Rangemaster oven with an extractor above, a washing machine under the counter and a tall fridge freezer in the recess. There is stylish black and white chequered flooring. Two windows allow for plentiful natural light and a side door provides convenient garden access. The loft hatch is also located here.





The master bedroom is situated at the front of the property, offering a quiet retreat from the main living areas.

This generously sized double room features a built-in wardrobe, a picture rail and a ceiling fan light for added comfort during summer.

Bedroom two is also located at the front, this good-sized double room is tastefully decorated and includes a picture rail and a ceiling fan light. Versatile in use, it can serve as either a bedroom or a dining room.

Adjacent to the shower room, bedroom three includes a picture rail and a side-facing window.

The recently updated shower room features a low-level WC, a washbasin set atop a vanity unit and a large walk-in shower cubicle equipped with a rainfall shower head and a handheld attachment. Marble-effect tiling on the walls and contemporary tiling on the floor enhance the space, which also features a storage cupboard for towels and toiletries.

Garden

The rear garden, meticulously maintained by the current owners, features a large patio with an awning, perfect for alfresco dining. The manicured lawn is bordered by beds planted with an assortment of shrubs, plants, specimen trees and flowers, adding seasonal colour and interest. Enclosed by panel fencing and mature hedgerows for privacy, the garden boasts stunning views of the Malvern Hills and adjoining countryside. Two sizeable sheds provide additional storage and a pathway leads to the side gates accessing the front of the property.

Services

Mains gas, electricity, water and drainage.

Broadband is available at this property.

Council tax band - C.







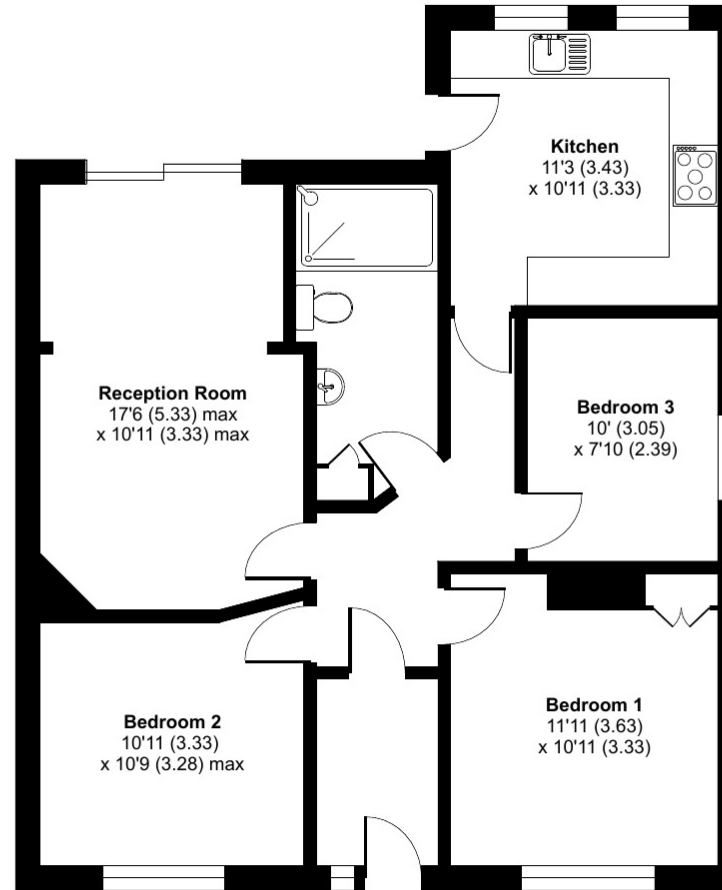
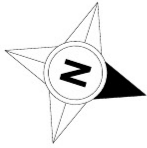




Hayslan Avenue, Malvern, WR14

Approximate Area = 849 sq ft / 78.8 sq m

For identification only - Not to scale



GROUND FLOOR



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
Produced for Andrew Grant. REF: 1120891



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	85 B
39-54	E		
21-38	F		
1-20	G		



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