



**25 Britten Drive**

Malvern WR14 3LG

**Andrew Grant**



# 25 Britten Drive

Malvern WR14 3LG

**3 Bedrooms    1 Bathroom    2 Reception Rooms**

A well-positioned three bedroom semi-detached home offering scope to modernise, set within a quiet cul-de-sac with views towards the Malvern Hills.

- Quiet residential cul-de-sac location.
- Three bedrooms with first floor bathroom.
- Living room and separate dining room.
- Enclosed rear garden with far-reaching hill views.
- Driveway parking with carport.

Situated within a peaceful residential cul-de-sac, 25 Britten Drive presents a fantastic opportunity to acquire a well-proportioned three bedroom semi-detached home that has been lovingly owned since 2011. While the property would now benefit from a programme of modernisation, it offers a solid and well-laid-out footprint, generous garden space and delightful rearward views, making it an ideal prospect for buyers looking to personalise a home to their own tastes. The property further benefits from gas central heating, double glazing, driveway parking and a carport.

858 sq ft (79.8 sq m)





## The kitchen

The kitchen is fitted with a range of base and wall units and offers direct access to the rear garden. While functional, this space provides clear scope for updating or redesigning to create a more contemporary kitchen-diner if desired.







## The living room

A welcoming living room positioned to the front of the property, enjoying plenty of natural light through the double glazed window. The focal point is a gas fire set within a stone hearth and exposed stone chimney breast, creating a cosy and characterful space ideal for everyday living.







## The dining room

Located to the rear and enjoying views over the garden, the dining room provides an excellent space for family meals and entertaining. With easy access to the kitchen, it lends itself well to potential reconfiguration, subject to a buyer's requirements.







## The primary bedroom

A generously sized double bedroom positioned to the front of the property, featuring built-in wardrobes providing ample storage. This room offers a comfortable principal bedroom with plenty of potential to refresh and personalise.







## The second bedroom

Overlooking the rear garden, this well-proportioned double bedroom enjoys attractive views towards the Malvern Hills. A bright and airy room, ideal as a guest bedroom or second principal bedroom.







## The third bedroom

A versatile third bedroom to the front of the property, suitable for use as a child's bedroom, home office or dressing room, with useful built-in storage over the stairs.







## The family bathroom

The family bathroom is positioned on the first floor and fitted with a shower enclosure, wash basin and WC. A window provides ventilation and natural light, while the layout is practical and clearly arranged for everyday use.





## The rear garden

The enclosed rear garden is a particular highlight, offering a combination of patio seating and lawn, bordered by mature shrubs and hedging. With its elevated position and open outlook to the rear, the garden provides a peaceful outdoor space with plenty of potential for landscaping or further enhancement.







## The driveway and parking

To the front, the property benefits from driveway parking leading to a carport with gated access through to the rear garden, offering both convenience and practicality.



## Location

25 Britten Drive is situated within a quiet residential cul-de-sac made up of similar family homes, creating a settled and community focused environment.

The property is well placed for access to local shops and services within Malvern, with a wider range of amenities available in the town centre including supermarkets, independent retailers and cafés. The area also benefits from leisure facilities, green spaces and access to the Malvern Hills which provide opportunities for walking and outdoor recreation.

Schools for a range of age groups are available locally, including primary and secondary options within reasonable reach, making the location suitable for families.

Transport links are provided by road connections to surrounding towns and cities, with Malvern Link and Great Malvern stations offering rail services to Worcester, Hereford and beyond. Bus services also operate locally, supporting access throughout the town and surrounding areas.

The location combines a peaceful residential setting with everyday convenience and good connections, making it appealing for a wide range of buyers seeking a home within Malvern.

## Services

The property benefits from mains gas, electricity, water and drainage.

## Council Tax

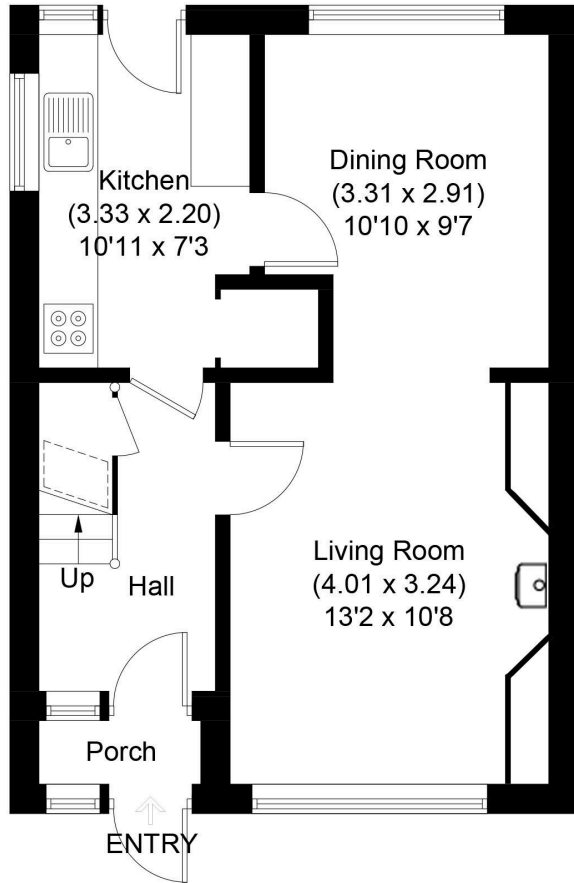
The Council Tax for this property is Band C.



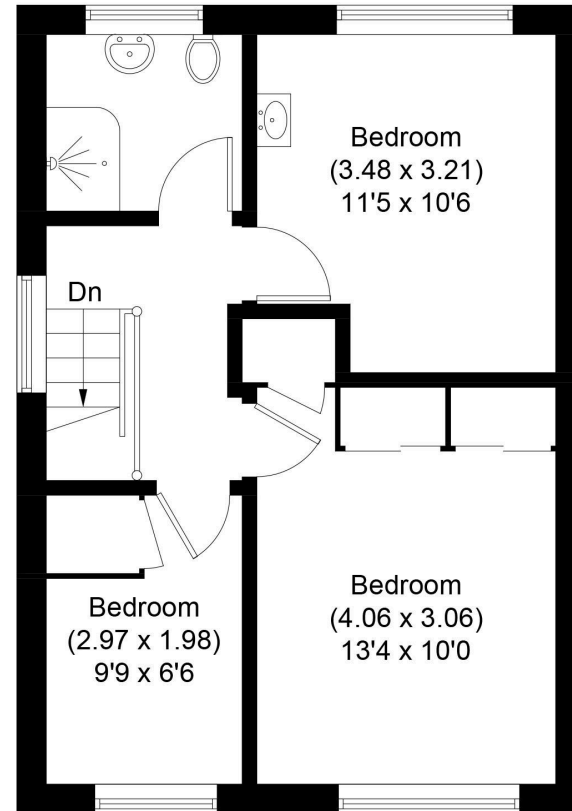


# Britten Drive

Approximate Gross Internal Area  
 Ground Floor = 40.0 sq m / 430 sq ft  
 First Floor = 39.8 sq m / 428 sq ft  
 Total = 79.8 sq m / 858 sq ft



**Ground Floor**



**First Floor**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Illustration for identification purposes only, measurements are approximate, not to scale.





Andrew Grant

T. 01905 734734

E. [hello@andrewgrant.com](mailto:hello@andrewgrant.com)

[andrewgrant.com](http://andrewgrant.com)