



Allan Morris
estate agents

Hanbury Park Road,
Worcester.

7 Hanbury Park Road, Worcester. WR2 4PB

Features

- A Substantial 5/6 Bedroom Detached Family Home
- Approximately 3050 Sq Ft
- Highly Desirable Location of Hanbury Park
- Open-Plan Kitchen/Breakfast Area
- Air Conditioning in Kitchen/Breakfast Area
- Automatic electric gates
- Mature Large Garden with High Degree of Privacy

This superb, spacious and immaculately presented detached family is situated in the sought after area of Hanbury Park, within easy reach of local schooling, amenities, Worcester City and major transport links. The property offers flexible and spacious accommodation together with a large patio area ideal for social entertaining, a private and well established, sunny rear garden.

Accommodation comprises: Welcoming Entrance Hall, Living Room with double opening doors to the rear, Dining Room, superbly appointed and fitted Kitchen leading onto a large impressive Breakfast Room with air conditioning and doors to the rear garden, Utility Room and downstairs Cloakroom. To the first floor: Master Bedroom with wardrobes and large En-Suite, three further double Bedrooms and a Family Bathroom. On the second floor: A large double Bedroom and further single Bedroom/Study and Shower Room.

Outside: Ample off road parking via secure double opening gates onto a large block paved driveway leading to a double garage and gated side entrance. The rear of the property is of particular note and has an initial large block paved patio area, established good size lawn, further hard standing for a shed and additional seating area, all offering a high degree of privacy.





Directions:

From Worcester City centre proceed over the River bridge and past the Cricket Ground. Continue straight over the roundabout and into St. John's. Turn left at the traffic lights and continue into the Malvern Road. Turn right into Hanbury Park Road, where number 7 can be found on the left hand side.

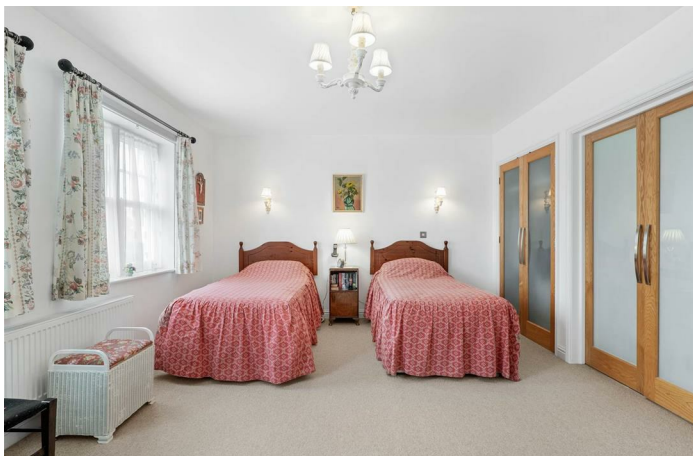
WAM 6784

Useful Information:

Tenure: Freehold

EPC Rating: C

Council Tax Band: G





First Floor
Approx. 98.3 sq. metres (1058.5 sq. feet)



Second Floor
Approx. 48.7 sq. metres (524.3 sq. feet)



Ground Floor
Approx. 137.2 sq. metres (1476.8 sq. feet)



Total area: approx. 284.2 sq. metres (3059.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Floorplan Measurements:

KITCHEN:
19'10" x 16'0" maximum

LIVING ROOM:
19'10" x 12'9"

DINING ROOM:
12'9" x 9'6"

UTILITY ROOM:
10'4" x 9'11"

BREAKFAST AREA:
18'6" x 10'6"

BEDROOM 1:
17'7" x 14'8"

BEDROOM 2:
12'9" x 11'9"

BEDROOM 3:
19'0" x 8'11"

BEDROOM 4:
12'9" x 9'11"

BEDROOM 5:
14'1" x 14'0"

BEDROOM 6:
10'11" x 7'8"

DOUBLE GARAGE:
20'2" maximum 16'6" minimum x 17'7"

Contact us:

Address:
32 Sidbury, Worcester, WR1 2HZ

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **MEASUREMENTS:** Our quoted room sizes are approximate and intended for general guidance, you are particularly advised to verify all the dimensions carefully. **FIXTURES AND FITTINGS:** All items not specifically mentioned within these details are to be excluded from the sale. **SERVICES:** Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these, or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.