



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



252 Hylton Road, St. John's, Worcester. WR2 5LA

£635,000

4 1 1





A spacious four bedroom detached Bungalow, enjoying a most generous plot and benefiting from fishing and mooring rights, situated to the west of Worcester City.

Accommodation comprising: Entrance Hall, Kitchen, Utility Room, open plan Dining Room and Living Room, Master Bedroom with Jack & Jill En-Suite Bathroom, two further Bedrooms and Bedroom/Office.

Outside: To the front is a generous driveway and detached double Garage and to the rear are stunning, mature and well tended gardens offering a huge degree of privacy with a glorious outlook. We understand the property further benefits from fishing and mooring rights.

**LOCATION:** The property is located to the West of the City in the popular St. John's area. The area benefits from a wide range of amenities and also lies within popular school catchments for both Primary and Secondary education.

**Agents note:** It is our understanding the property benefits from mooring and fishing rights as a property abutting a waterway. Please confirm this with your legal representative

**Living Room** - 5.87m x 4.04m (19'3" x 13'3")

**Dining Room** - 4.62m x 5.64m max (15'2" x 18'6" max 11'3" min)

**Kitchen** - 3.89m x 2.95m (12'9" x 9'8")

**Utility Room** - 2.44m x 2.03m (8'0" x 6'8")

**Bedroom 2** - 3.78m x 2.84m (12'5" x 9'4")

**Bedroom 3** - 2.82m x 2.79m (9'3" x 9'2")

**Bedroom 4/Office** - 3.18m x 2.31m (10'5" x 7'7")

**Double Garage** - 5.79m x 4.78m (19'0" x 15'8")







- Spacious detached Bungalow • 4 Bedrooms
- Huge potential for extension if desired (subject to planning permission)
- Stunning mature private gardens
- Generous driveway & double Garage
- Fabulous outlook
- We understand the property benefits from fishing & mooring rights
- Popular location
- Council Tax Band D

