



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

3 Dockeray Avenue, Worcester. WR4 0RX

£525,000

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A beautifully presented and extended four bedroom detached family home, situated in the popular Warndon Villages area of Worcester.

Accommodation comprising: Entrance Hall, downstairs Cloakroom, Study, re-fitted Kitchen/Diner with Utility area, Living Room and Dining Room. On the first floor: Master Bedroom with En-Suite Shower Room, three further Bedrooms and a Family Bathroom.

Outside: To the side is a generous driveway providing parking for several vehicles as well as double Garage. To the rear is a fully enclosed garden.

LOCATION: The property is located in the popular Warndon Villages development, offering easy access to major transport links. Within easy reach is the Worcestershire Royal Hospital, Tesco Supermarket and a parade of Convenience shops and other amenities. The property also falls into a popular school catchment.

Living Room - 5.72m x 3.43m (18'9" x 11'3")

Dining Room - 5.87m x 3.43m (19'3" x 11'3")

Kitchen/Diner - 5.41m x 3.81m (17'9" max x 12'6")

Study - 3.28m x 2.97m (10'9" x 9'9" max)

Bedroom 1 - 3.56m x 3.3m (11'8" x 10'10")

En-suite - 2.74m x 1.27m (9'0" x 4'2")

Bedroom 2 - 3.43m x 2.87m (11'3" x 9'5")

Bedroom 3 - 3.3m x 2.06m (10'10" x 6'9")

Bedroom 4 - 3.07m x 2.74m (10'1" x 9'0")

Bathroom - 2.84m x 2.01m (9'4" x 6'7")

Double Garage - 5.72m x 4.88m (18'9" x 16'0")





- Extended family home
- 4 Bedrooms
- Generous driveway
- Enclosed garden
- Council Tax Band E
- Finished to an excellent standard
- 2 Bathrooms
- Double Garage
- No Onward Chain

