

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A UNIQUE AND HIGHLY INDIVIDUAL OPPORTUNITY TO PURCHASE A WONDERFUL FOUR BEDROOMED DETACHED PROPERTY SITUATED IN A SECLUDED SETTING CLOSE TO THE CENTRE OF GREAT MALVERN OFFERING VERSATILE, FLEXIBLE ROOMS OFFERING DUAL STOREY LIVING SET WITHIN GENEROUS AND BEAUTIFULLY LANDSCAPED SOUTH FACING GROUNDS. NO CHAIN. EPC RATING "C"**

## Haverdell - Guide Price £800,000

30 Como Road, Malvern, Worcestershire, WR14 2TH

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# Haverdell

## Location & Description

Located in an extremely convenient position less than five minutes walk from the centre of Great Malvern where there is a comprehensive range of amenities including, shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the splash leisure pool and gymnasium, Manor Park Tennis Club, many restaurants. It stands in a prime residential area only a short walk from Malvern Link common, Priory Gardens and from the network of paths and bridleways that criss-cross the Malvern Hills.

Transport communications are excellent with a mainline railway station in Great Malvern and Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The area is served by an excellent bus network connecting the local areas.

## Property Description

Haverdell is a 1960's built property conveniently situated close to and within walking distance of the amenities of Great Malvern but set within its own generous grounds approaching 0.3 acres in private setting.

The property is approached from its own private gravel driveway, flanked to either side by planted shrub beds and opening to allow parking for vehicles and giving access to the detached garage.

From the driveway the wrought iron pedestrian gate set into the Malvern stone wall opens to the grounds of the property which mainly lie to the front of the house and from where the pedestrian path meanders through lawned areas with shaped beds planted with a variety of plants and shrubs displaying colour and vibrance throughout the year. Within the garden are larger planted beds, as well as an array of specimen trees and a pond. The path arrives at the front paved terrace which is a wonderful seating area where the pleasures of this fantastic setting can be enjoyed and gives access to the front door opening to the living accommodation which is in excess of 2200 square foot set over two floors but having versatile and flexible rooms allowing for living space both on the first and ground floor depending on the needs of any prospective buyer. The property further benefits from double glazing, gas central heating and comprises in more detail of:

## Entrance Porch

Accessed via a double glazed UPVC door with matching inset to side. Tiled floor, ceiling light. A hardwood front door with obscured glazed inset to side opens to

## Entrance Hall

A welcoming space from where the open wooden balustraded staircase rises to first floor. There are three useful storage cupboards with shelving and there are further cupboards over, one of which houses a radiator. Ceiling light points, decorative picture rail, radiator. Wall mounted Gloworm thermostatic control. Wall light points and doors opening through to

## Sitting Room 5.42m (17ft 6in) x 4.31m (13ft 11in)

A beautiful dual aspect room enjoying double glazed doors with matching double glazed side panels opening and overlooking the south facing garden. Two further double glazed windows are set on the west aspect either side of the remote controlled living flame effect gas fire with tiled surround and hearth. Ceiling light point, coving to ceiling, decorative picture rail, wall light point, radiator. Obscured multi-panelled glazed double doors open through to

## Study/Office 3.07m (9ft 11in) x 3.56m (11ft 6in) maximum into bay window

This is the first of many rooms which have a flexible and versatile use currently set up as a home office. Enjoying a double glazed, box bay window to side overlooking the side planted garden. Ceiling light point, coving to ceiling, decorative picture rail. Radiator.

## Dining Room 4.31m (13ft 11in) x 3.25m (10ft 6in)

Accessed from the entrance hall via double, multi-panelled glazed doors. This room is positioned to the front of the property with a double glazed window overlooking the beautiful garden. Again this is a versatile space with ceiling light points, coving to ceiling and decorative picture rail. Radiator.

## Bedroom 1 5.55m (17ft 11in) x 3.35m (10ft 10in)

Positioned on the ground floor and to the front of the property with a double glazed window overlooking the garden. A generous double bedroom with fitted wardrobes, hanging and shelf space and further cupboards over. Ceiling light point, coving to ceiling, decorative picture rail and radiator.





#### Bedroom 2 3.54m (11ft 5in) x 3.04m (9ft 10in)

A further flexible space with double glazed window to side. Ceiling light point, picture rail, radiator.

#### Ground Floor Shower Room

Fitted with a white low level WC, vanity wash hand basin with mixer tap set into work surface with cupboard under and a lit mirror over with shaver point. Corner shower enclosure with thermostatic controlled shower over and aqua boarding. Obscured double glazed window to conservatory, ceiling mounted extractor fan, ceiling light point, wall mounted chrome heated towel rail.

#### Separate WC

Fitted with a low level WC, wall mounted wash hand basin with mixer tap and tiled splashback, obscured double glazed window. Ceiling light point.

#### Kitchen 3.07m (9ft 11in) x 3.80m (12ft 3in)

This is a modern space having recently been refitted and benefitting from white fronted drawer and cupboard base units with a lovely flecked granite worktop over, inset into which is a stainless steel sink unit with mixer tap and separate hand held rinser. The kitchen benefits from a range of integrated appliances including a Zanussi induction four ring **HOB** with matching granite splashback and stainless steel **EXTRACTOR** over, as well as an eye level single **OVEN** Neff **MICROWAVE**. A further Bosch **DISHWASHER**, Liebherr larder style separate **FRIDGE** and **FREEZER**. Inset ceiling spotlights. Granite splashback and window sill for the double glazed window overlooking the rear garden. Wall mounted towel radiator and wooden stable door leading through to

#### Conservatory 3.13m (10ft 1in) 16 x 0.62m (2ft)

A light space overlooking the rear patio area and enjoying double glazed windows to three sides incorporating pedestrian doors and a double glazed roof. Radiator, wall light points and obscured glazed door opening through to

#### Utility 1.83m (5ft 11in) x 2.30m (7ft 5in)

Having additional work surface space inset into which is a stainless steel sink with mixer tap with cupboards under. There is under counter space for washing machine and tumble dryer. Ceiling light point, radiator and double glazed window to rear. Conveniently located electricity consumer board.

#### First Floor Landing

Having doors to eaves storage, double glazed Velux skylight with internal blinds and doors opening through to

#### Bedroom 3 4.28m (13ft 10in) x 4.13m (13ft 4in)

A well proportioned double bedroom with double glazed window to side giving views to the Malvern Hills. Ceiling light point, radiator, air condition unit.

#### Bedroom 4 4.28m (13ft 10in) x 4.49m (14ft 6in)

A generous double bedroom with double glazed window to side, ceiling light point, radiator, air conditioning unit, walk-in storage cupboard housing the wall mounted boiler. Ceiling light point, radiator.

#### Bathroom

Offering a modern white suite consisting of a close coupled WC, vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and thermostatic controlled shower over Aqua boarding around bath and shower area. Chrome wall mounted heated towel rail, wall mounted extractor fan and ceiling light point.

#### Outside

The generous grounds wrap around the property to all sides with a pedestrian path continuing around the outside of the house. The front garden has initially been described on the approach to the property and is a real selling point of this house. To the left and right hand side of the property are further planted beds. To the rear is a large block paved patio with planted beds. The whole garden is enclosed by a fenced, hedged and Malvern stone walled perimeter. There is pedestrian access to the rear onto the footpath between Albert Road North and Victoria Road. The garden further benefits from outside water tap, sensored light points, **SHED** and **GREENHOUSE**. There is also a **SUMMER HOUSE**, ornamental pond and raised seating area with steps leading up from the main garden.

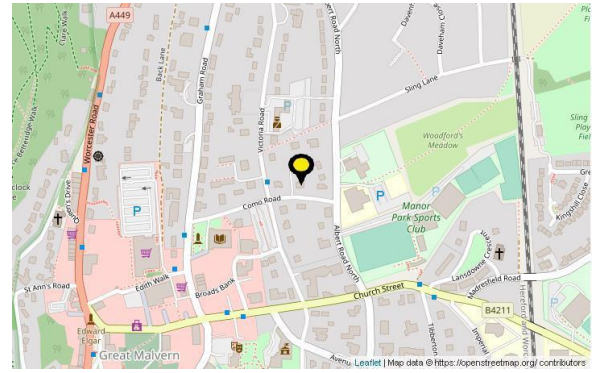
#### Garage

There is an oversized single garage with double wooden vehicle doors to front, light and power.



## Directions

From the agents office in Worcester Road head south towards St Ann's Road and take a slight left into Church Street (B4211). At the traffic light controlled crossroads turn left onto Graham Road and take the first right into Como Road. At the crossroads with Victoria Road proceed straight over where the driveway can be found after a short distance on the left hand side.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "F"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

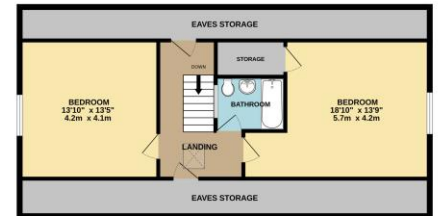
## EPC

The EPC rating for this property is C (69).

GROUND FLOOR  
1351 sq.ft. (125.5 sq.m.) approx.



1ST FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 2212 sq.ft. (205.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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