

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXCEPTIONALLY WELL PRESENTED DETACHED AND EXTENDED BUNGALOW SITUATED IN A QUIET CUL DE SAC WITH VIEWS OVER OPEN COUNTRYSIDE TOWARDS THE MALVERN HILLS OFFERING TWO BEDROOMS, STUDY, UTILITY, LOVELY GARDEN AND OFF ROAD PARKING. NEW BOILER IN 2024. EPC "D"

Hayslan Avenue - Guide Price £345,000

14 Hayslan Avenue, Malvern, Worcestershire, WR14 2RF



14 Hayslan Avenue

Location & Description

Situated in the popular and much sought after cul de sac of Hayslan Avenue, this property offers easy access to the local amenities in Barnards Green, Malvern Link and Great Malvern, which offers a wide range of independent shops, supermarkets, eateries, take aways and community facilities.

Transport communications are excellent with a mainline railway station at Malvern Link offering direct links to Worcester, Birmingham, Hereford, London and South Wales. A regular bus service runs along the nearby Pickersleigh Road connecting the neighbouring areas. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute.

Property Description

14 Hayslan Avenue is a well presented detached bungalow which has been extended by the current owner whilst exhibiting many of the original period features. The property benefits from gas central heating with a new boiler in 2024 and double glazing throughout along with stunning views to the Malvern Hills and the benefit of recently installed Oak veneer doors and freshly redecorated throughout.

The property is set back from the road behind a gravelled driveway allowing space for off road parking for up to three vehicles. The driveway has shrub borders, a mature tree and gated access to the rear garden to either side. A paved pathway leads to the side of the property to the covered porch where the front door can be found. The front door opens to

Entrance Hall

Carpet (original patterned tiling in place underneath), pendant light fitting, radiator.

Living Room 3.61m (11ft 8in) x 3.33m (10ft 9in) maximum

Carpet, ceiling light fitting, radiator and two double glazed windows with views to the Malvern Hills. Wood burner sat on a slate hearth

Kitchen Diner 7.64m (24ft 8in) x 3.04m (9ft 10in)

Extended by the current owner to create a large Kitchen Diner

Kitchen

Laminate flooring, Velux window, range of base and eye level units with granite effect worksurface over. Stainless steel sink with drainer. Electric **DOUBLE OVEN**, four zone induction **HOB** with extractor over, integrated **DISHWASHER** and space for a fridge freezer. Door opening to Utility Room (described later) Open to

Dining Area

Having space for a dining table and seating, the perfect spot to admire the views. Laminate flooring, double glazed window and sliding patio door opening to rear garden (described later).

Utility Room

Tile effect floor, spotlights, dual aspect double glazed windows. Worksurface with stainless steel sink and cupboard below. Space and plumbing for a washing machine and plug which can provide electricity to outside if required. Door opening to rear garden (described later)





Bedroom 1 3.72m (12ft) x 3.02m (9ft 9in)

Carpet, pendant light fitting, radiator, fitted wardrobes and double glazed window to front aspect

Bedroom 2 3.10m (10ft) x 2.73m (8ft 10in)

Wood floor, pendant light fitting, radiator and double glazed window to front, original floorboards.

Study 2.48m (8ft) x 1.47m (4ft 9in)

Having the potential to become an en-suite and occasionally used as a child's bedroom. Carpet, ceiling light fitting, radiator and double glazed window.

Bathroom 2.40m (7ft 9in) x 2.37m (7ft 8in)

Ceramic tiled floor, tiled walls, radiator and two double glazed windows with obscured glass. Heated towel rail, low level WC, vanity wash hand basin and shower cubicle with mains powered shower. Wall mounted boiler and separate panelled bath.

Outside

To the rear of the property opening from the kitchen area is a lovely west facing patio perfect for enjoying an evening tipple and take in the view up to the Malvern Hills.

The remaining garden is laid to lawn with mature plant and shrub borders. A raised vegetable plot and is ideal for anyone with green fingers. A paved pathway leads to the back of the garden where there is a **GREENHOUSE**. The garden also has the benefit of access to either side.

There are two security lights at the front and rear of the property, and also outside electric points and an external water tap.

Block paving leads to either side of the property offering additional options for seating along with space for a rotary line and wood store, along with two sheds on the left hand side and access to the utility on the right.



Directions

From the John Goodwin Malvern office, proceed north along the A449 Worcester Road and proceed downhill into Malvern Link. Upon reaching the shopping precinct continue until the traffic light controlled crossroads and turn right into Pickersleigh Avenue which then becomes Pickersleigh Road. At the next set of traffic lights turn right into Hayslan Road continuing round to the left into Hayslan Avenue where the property can be found on the right hand side opposite the turning for Hayslan Green and as indicated by the agent's For Sale board.



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 infer 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 formerly 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 "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (60).



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency on the given date.
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Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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