



Leggett & James

The Vale of Evesham Property Experts



23 St. Andrew Road

Evesham, Worcestershire, WR11 2NR

Asking Price £350,000



Welcome to St. Andrew Road, Evesham - a charming location for this delightful detached house! This property, built between 1960-1969, boasts a flexible floorplan that includes an open plan living/dining room, three bedrooms a shower room and bathroom.

One of the unique features of this home is the ground floor bedroom, offering convenience and versatility. The living dining room provides a spacious area for relaxation and entertaining, perfect for hosting friends and family.

Situated in a peaceful cul-de-sac, this property offers generous parking, a rare find in this area. The substantial garden space is a green oasis waiting to be enjoyed, whether for gardening, outdoor activities, or simply unwinding in the fresh air.

Don't miss the opportunity to make this detached house your own - with its convenient layout, ample parking, and lovely garden, it's a true gem in a sought-after location.



A double glazed multi lever entrance door opens to:

Entrance Hall

having a double glazed window, two panel radiators, a telephone point and stairs to the first floor with a useful cupboard below.

Doors lead off to:

Living/Dining Room 23'1" x 11'8" (7.06m x 3.58m)

with a double glazed window to the front, two panel radiators, TV aerial point and a decorative fireplace. Double glazed sliding doors open to the rear garden. A further door opens to:

Kitchen and Utility 10'8" x 10'3" and 10'8" x 6'4" (3.27m x 3.13m and 3.27m x 1.94)

having a double glazed window to the rear and fitted with a range of cupboards, drawers and work surfaces which includes a single drainer sink unit. A four ring electric cooker hob has an extractor hood above and a raised oven and grill close by. There is plumbing for a washing machine and a useful pantry cupboard.

Bedroom One 11'1" x 10'8" (3.40m x 3.27m)

with a double glazed window to the front and a panel radiator.

Ground Floor Shower Room 6'11" x 5'11" (2.12m x 1.81m)

having an obscure double glazed window, a panel radiator and fitted with a white suite comprising a low level WC, pedestal wash basin and a tiled shower cubicle with a glass door.

First Floor Landing

with access to the loft space and to the Airing Cupboard which houses a wall mounted Worcester gas combination boiler and shelving. Doors lead off to:

Bedroom Two 12'6" x 10'5" (3.82m x 3.19m)

having a double glazed window to the front, panel radiator and access to useful eaves storage space.

Bedroom Three 9'4" x 7'0" (2.87m x 2.15m)

with a double glazed window to the rear, a panel radiator and access to eaves storage.

Bathroom 7'8" x 5'5" (2.34m x 1.67m)

having an obscure double glazed window to the rear and fitted with a modern white suite comprising a low level, vanity wash basin and a panel bath with a shower mixer tap.

Outside

An outstanding feature of the property is the extensive garden space found at the rear, whilst to the front there is off road parking and access to the Garage, which has an electric roll up door.

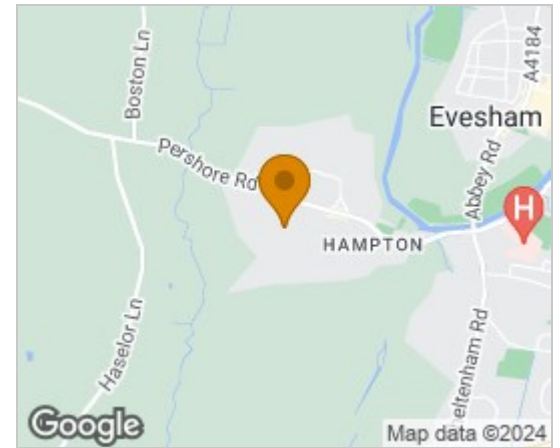
The rear garden is substantial in size and secluded by its location. Being set out to wide areas of lawn with established plants, trees and shrubs all enclosed by wood panel fencing and hedging, this rear garden is a rare find and perfect for those who love and enjoy the outdoors.

Referrals

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Area Map



Floor Plans



Energy Efficiency Graph

