



# Leggett & James

The Vale of Evesham Property Experts



## 19 Simon De Montfort Drive

Evesham, Worcestershire, WR11 4NR

Offers In The Region Of £475,000



This substantial detached property is set in a cul de sac within Greenhill, Evesham and offers a rare opportunity to renovate and refurbish a property set in a road and plot that can be hard to find.

The floorplan provides flexibility that would allow for ground floor living, with three reception rooms giving the opportunity to perhaps create a ground floor bedroom.

A particular feature are the generous gardens that surround the property to the front, side and rear.

There is no onward chain and viewings are recommended to appreciate all that is on offer.

Please visit our YouTube channel for a video tour of the property - @leggettjames-valeofevesham90





Reception Hall

with a multi lever front door, the reception hall enjoys a feature galleried landing with stairs to the first floor, a useful built in store cupboard, panel radiator and doors leading off.

Living Room 19'7 x 11'8 (5.97m x 3.56m)

with a double glazed window to the front, a TV aerial point, two panel radiators and an open style fireplace.

Sitting Room 13'8 x 12'8 (4.17m x 3.86m)

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

Dining Room 12'8 x 12'6 (3.86m x 3.81m)

with a double glazed window overlooking the rear garden and a panel radiator.

Kitchen 21'3 x 8'9 (6.48m x 2.67m)

having a double glazed window to the rear and double glazed sliding doors that open to the rear garden, two panel radiators, a range of fitted cupboards with work surfaces, cooker point and a single drainer sink. Door to:

Utility Hall 15'7 x 8'9 (4.75m x 2.67m)

with a window and a double glazed door opening to the car port. This useful space is panelled off from the garage and has doors to the Cloakroom: having an obscure glazed window to the rear and a low level WC.

Laundry Room: with a double glazed window to the rear, a single drainer sink, panel radiator and plumbing for a washing machine. There is also a wall mounted gas central heating boiler.

Gallery First Floor Landing

overlooking the reception hall and having doors leading off to:

Bedroom One 14'1 x 11'9 (4.29m x 3.58m)

having a double glazed window to the rear, panel radiator and a range of fitted wardrobes with sliding doors. The Airing Cupboard houses an electric immersion heater.

Bedroom Two 13' x 7'9 (3.96m x 2.36m)

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

Bedroom Three 12'9 x 7'6 (3.89m x 2.29m)

having a double glazed window to the rear, a panel radiator and fitted cupboards.

Bathroom

with a double glazed window to the rear, panel radiator and a suite comprising a low level WC, panel bath and a pedestal wash basin.

Outside

The property enjoys a substantial plot which wraps around the house offering gardens to the front, side and rear.

At the front a driveway provides off road parking for several vehicles and gives access to the Garage: 13'2 x 8'9. There is also a useful carport which runs along the side of the property.

There are generous lawned gardens to the front, with a gate that opens to the rear garden, which then continue to offer gardens at the side and rear of the property, all set out to lawn and edged by established trees and shrubs.

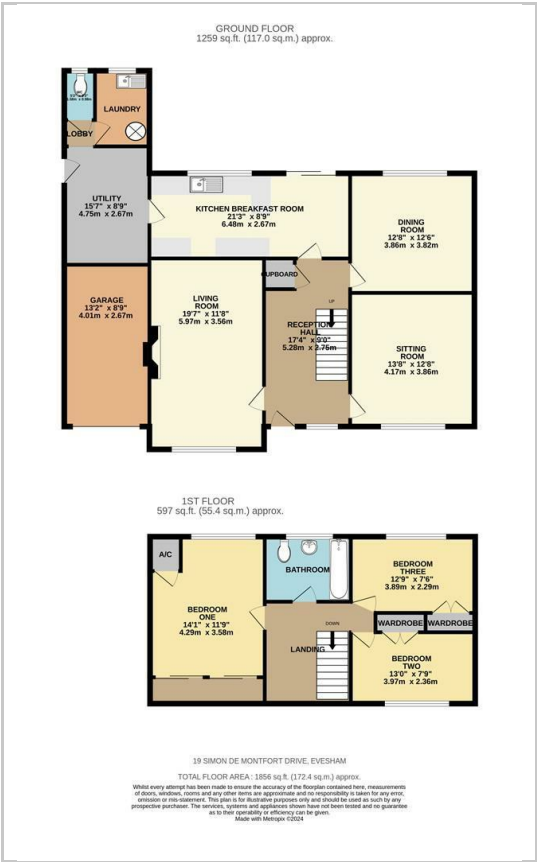
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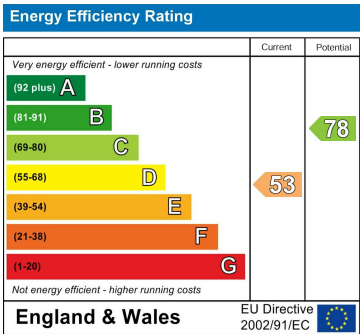
Area Map



Floor Plans



Energy Efficiency Graph



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