



The Hollies, Hill Crest Broadway Road, Evesham, WR11 3HG

Asking price £800,000



CHRISTIAN  
LEWIS  
PROPERTY



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# The Hollies, Hill Crest Broadway Road

Evesham, WR11 3HG

- A wonderful spacious single storey bungalow
- Located down a private road
- Three double bedrooms, two bathrooms
- Utility room
- Walking distance into town
- Superb gardens
- Vast amount of living space with still lots of scope to extend (STPP)
- Stunning kitchen/diner
- Ample parking with double garage
- Must be viewed in person to truly appreciate what it has to offer

This beautifully presented, detached bungalow offers three spacious double bedrooms and a unique blend of charm and functionality. Featuring a stylish mezzanine floor, it provides excellent potential for additional accommodation—ideal for a growing family or those in need of extra space.

Set on a generous plot on the outskirts of Evesham, the property enjoys a tranquil and private setting, perfect for those seeking a peaceful retreat. A substantial double garage ensures ample storage alongside plentiful parking. With its appealing design and exciting potential, this bungalow presents a fantastic opportunity to create a dream home.

Designed with family living in mind, the interior boasts a spacious layout with multiple reception areas, making it perfect for both relaxation and entertaining.

The versatile mezzanine level offers endless possibilities, whether used as an additional lounge, playroom, office, or even converted into extra bedrooms to further enhance the property's accommodation options.

The expansive outdoor space is ideal for gardening, recreation, or future extensions (subject to planning permission), making it a highly adaptable home for evolving needs.

Located on a peaceful private road, this energy-efficient bungalow benefits from all mains services, underfloor heating on the ground floor, and solar panels with a feed-in tariff—offering both comfort and sustainability. Despite its secluded feel, it remains conveniently close to local amenities, schools, and transport links, ensuring the perfect balance of privacy and accessibility.



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## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council

**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**EPC Rating:** C

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





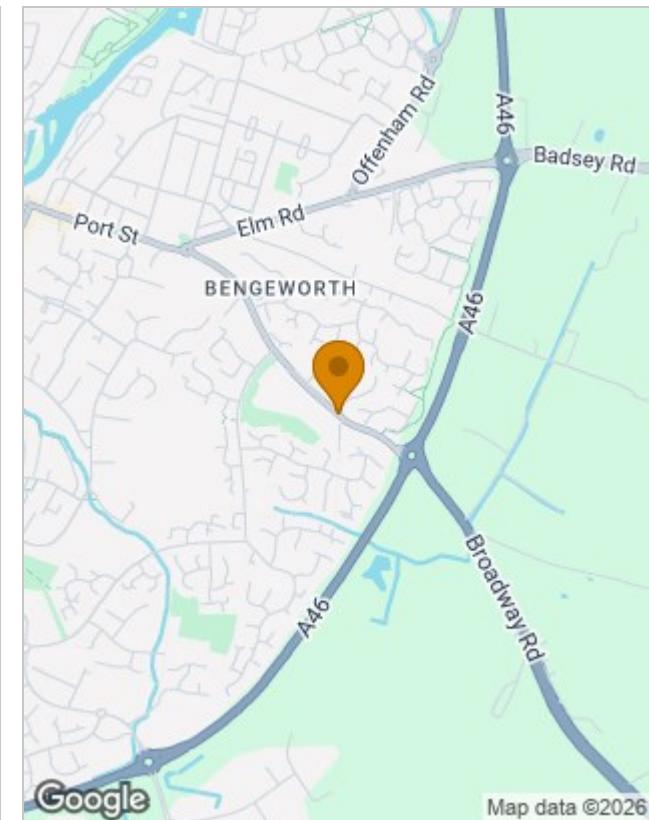


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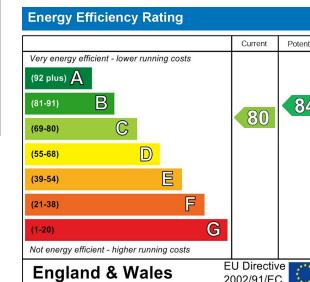
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.