



92A Station Road, Evesham, WR11 7HX

Offers in excess of £425,000







CHRISTIAN  
LEWIS

# 92A Station Road

## Evesham, WR11 7HX

- Attractive detached home in a sought-after village location
- Spacious living and dining rooms with plenty of natural light
- Separate utility room and convenient ground floor WC
- Generous, private rear garden – perfect for entertaining or relaxing
- Four well-proportioned bedrooms, including principal with en-suite
- Kitchen/breakfast room with ample worktop and storage space
- Driveway parking and integral garage

### A SUPER VALUE, RURAL DETACHED HOME OFFERING SCOPE TO MAKE IT YOUR OWN

An attractive detached home offering generous and versatile accommodation, ideal for families seeking space to grow in a sought-after village setting. Well balanced throughout, the home features light and well-proportioned rooms that create a welcoming atmosphere and present an excellent opportunity for long-term family living.

From the entrance hall, the ground floor accommodation is arranged to offer both practicality and flexibility. A spacious living room provides a comfortable main reception space, while a separate dining room offers an ideal setting for family meals or more formal entertaining. Both rooms enjoy good proportions and natural light.

The kitchen/breakfast room sits at the heart of the home, offering ample worktop and storage space. From here, there is access to a separate utility room, providing additional practicality, along with a conveniently positioned ground floor WC.

To the first floor, the landing leads to four well-proportioned bedrooms, all capable of accommodating double beds. The principal bedroom benefits from the added advantage of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the property is approached via a driveway providing off-road parking and access to the integral garage. To the rear, the garden offers a generous and private outdoor space, ideal for family use and entertaining.

With its versatile accommodation, well-proportioned rooms, and desirable village location, this property presents an excellent opportunity for anyone seeking a comfortable and spacious home. Early viewing is highly recommended to fully appreciate all it has to offer and to avoid missing out on this exceptional opportunity

Offers in excess of £425,000



### (SALES) Additional Information

Tenure: We understand that the property for sale is Freehold

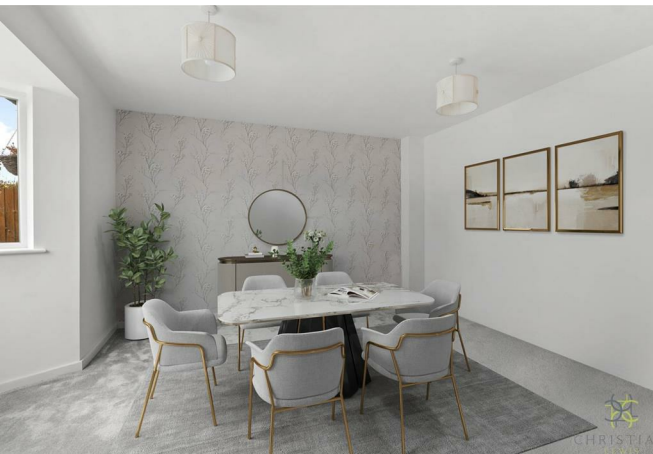
Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band F

EPC Rating: C

### (SALES) 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.





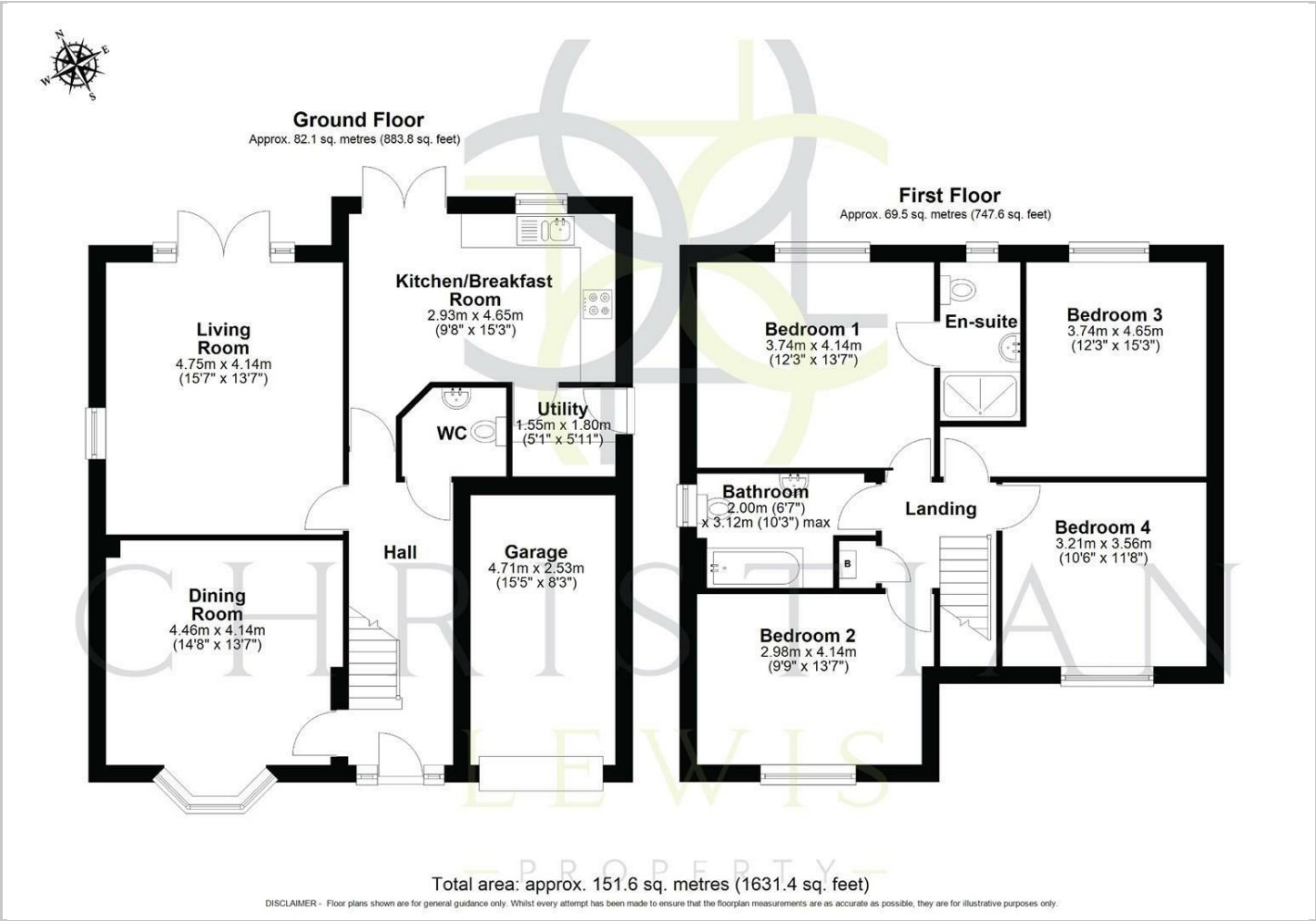






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Floor Plans



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.

Location Map



Energy Performance Graph

