




For Sale
01586 442929
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53 Hughes Close, Evesham, Harvington WR11 8NZ

Guide price £440,000

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CHRISTIAN
LEWIS
—PROPERTY—



53 Hughes Close

Harvington

Evesham, WR11 8NZ

- A fabulous family home which has been lovingly extended and enhanced
- Single garage plus parking
- Must be viewed to be appreciated
- Rangemaster cooker and integrated dishwasher
- Four bedrooms
- Stunning single storey extension to the rear
- Highly regarded village location

*** CHAIN FREE *** A FABULOUS FOUR BEDROOM DETACHED HOME WITH A BEAUTIFUL OPEN PLAN KITCHEN/DINING/LIVING TO THE REAR

Situated in the highly sought-after village of Harvington, this beautifully presented detached family home occupies a peaceful and desirable position and has been thoughtfully transformed by the current owners to create a stylish and modern living environment throughout.

A particular highlight of the property is the impressive single-storey rear extension, which has created a superb open-plan kitchen, dining and living space. Perfect for modern family life and entertaining, this expansive area offers a bright and sociable hub of the home with ample space for cooking, dining and relaxing.

The accommodation briefly comprises a welcoming entrance hallway, a comfortable lounge, and the stunning open-plan kitchen/dining/living area. There is also the added practicality of a separate utility room and a convenient ground floor W/C.

To the first floor, the property offers four well-proportioned bedrooms (The master wardrobe was previously an ensuite if someone was wanting to reinstate) along with a modern family bathroom, providing excellent space for growing families or those requiring additional home office space.

Externally, the home benefits from off-road parking with an electric charging point, a single garage and a low-maintenance rear garden that enjoys a sunny aspect—ideal for outdoor dining and relaxation.



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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 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.

Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

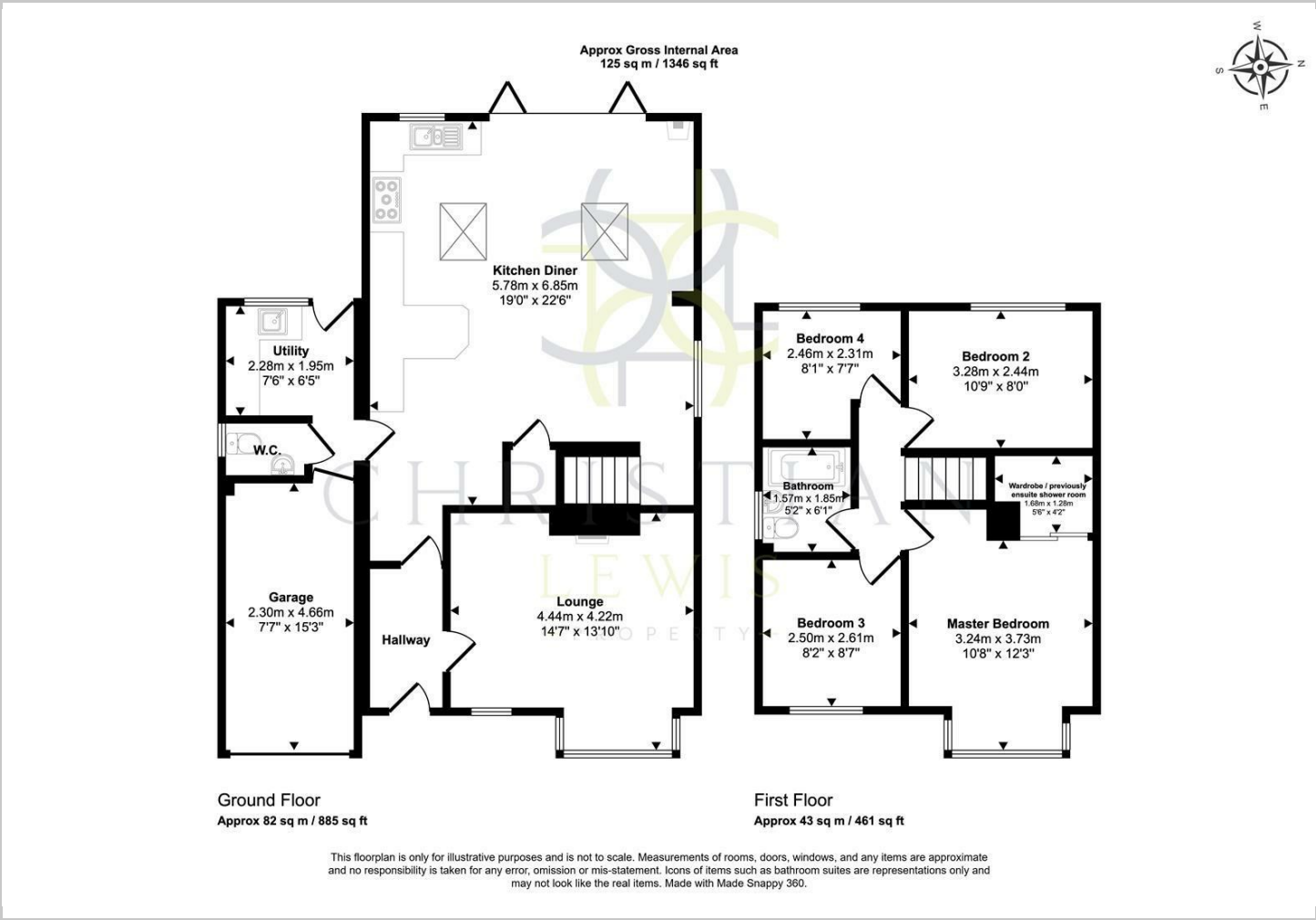
A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





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

