



29 Lavender Walk

Malvern, WR14 3SE

Andrew Grant

29 Lavender Walk

Malvern

3 Bedrooms 1 Bathroom 1 Reception Room

A well-proportioned three-bedroom home offering generous living space, practical modern comforts and a private garden, ideally located close to amenities, schools and excellent transport connections.

- Spacious three-bedroom property with well-balanced accommodation across two floors.
- Bright kitchen and generous living dining room with garden access.
- Private rear garden with patio and lawn area.
- Garage and driveway providing ample off-road parking.
- Convenient Malvern location close to shops, schools and transport links.

This home on Lavender Walk offers comfortable family living within easy reach of Malvern's amenities. Arranged across two floors, the property provides generous internal space complemented by practical design and a well-maintained garden. The ground floor includes a welcoming hallway leading to a spacious living dining room and a modern kitchen. A cloakroom and direct access to the rear garden enhance daily convenience. Upstairs, three well-proportioned bedrooms are served by a bright bathroom. Externally, the property benefits from a private garden, garage and driveway. Located in a peaceful residential setting, this home combines comfort, functionality and accessibility, appealing to families, professionals and those seeking a well-connected yet quiet address. Some areas may require finishing off, offering scope for personalisation.

1157 sq ft (107.5 sq m)





The kitchen

The kitchen offers a generous and practical layout with extensive worktop areas and well-planned storage. Large window fill the space with natural light, creating a bright and welcoming environment. Positioned conveniently off the hallway, it provides direct access to the rear of the property, making it ideal for everyday living and effortless meal preparation.







The living and dining room

The living and dining room provides a generous and versatile space ideal for everyday living and entertaining. Large windows invite natural light, enhancing the open layout and creating a bright, welcoming atmosphere. With direct access to the rear garden through patio doors, this room offers an excellent connection between indoor and outdoor areas, perfect for family life.







The hallway and cloakroom

The hallway provides a welcoming introduction to the home with stairs rising to the first floor, access to the principal ground floor rooms and a conveniently positioned cloakroom fitted with a wash basin and WC.





The primary bedroom

The primary bedroom is bright and well-proportioned, offering an inviting space filled with natural light from a wide window. Positioned at the rear of the property, it provides a pleasant outlook across the neighbourhood. The layout accommodates a double bed and storage with ease, creating a calm and restful environment.





The second bedroom

The second bedroom offers a comfortable and well-balanced layout with ample natural light from a wide window. Positioned at the front of the property, it enjoys pleasant views and a peaceful atmosphere. The space easily accommodates a double bed and storage, making it ideal for guests, family or use as a home office.



The third bedroom

The third bedroom provides a pleasant outlook. Its well-proportioned layout offers flexibility for use as a bedroom, study or hobby room. The large window allows plenty of natural light, creating an inviting environment suited to various lifestyle needs.



The bathroom

The bathroom features a bright and practical layout with a bath and shower combination, wash basin and WC. A large window fills the room with natural light, complementing the neutral tiling and creating an airy atmosphere. Its functional design provides everything needed for comfortable daily use.





The rear garden

The rear garden provides a private outdoor space with a patio area ideal for seating and entertaining. A section of lawn adds greenery and complements the layout, with a pathway leading to the rear access and garage. Enclosed fencing offers privacy, creating a practical and enjoyable area for outdoor use.





The driveway and parking

The property includes a private garage located to the rear, offering secure parking and additional storage. A driveway provides convenient access from the rear of the garden, ensuring ease of use for vehicles. This arrangement enhances practicality and supports everyday living with well-planned external space.

Location

Malvern is a picturesque spa town at the foot of the Malvern Hills, an Area of Outstanding Natural Beauty renowned for its scenery, walking trails and natural springs. The town combines historic charm with excellent amenities, including a wide range of shops, supermarkets, cafés, restaurants and the renowned Malvern Theatres, while regular markets and community events add to its appeal.

Families benefit from a strong choice of schools, including Malvern Parish Primary School, The Chase School and Dyson Perrins C of E Academy, alongside respected independent schools such as Malvern St James and Malvern College.

Leisure opportunities include walking and cycling in the Malvern Hills, leisure centres, sports clubs, golf courses and equestrian facilities, with the surrounding countryside providing further outdoor recreation.

Transport links are excellent, with Great Malvern and Malvern Link stations offering direct services to Worcester, Birmingham, Hereford and London Paddington. The A449, M5 and M50 provide convenient road connections, while Birmingham International Airport is less than an hour away.

Services

Services are TBC.

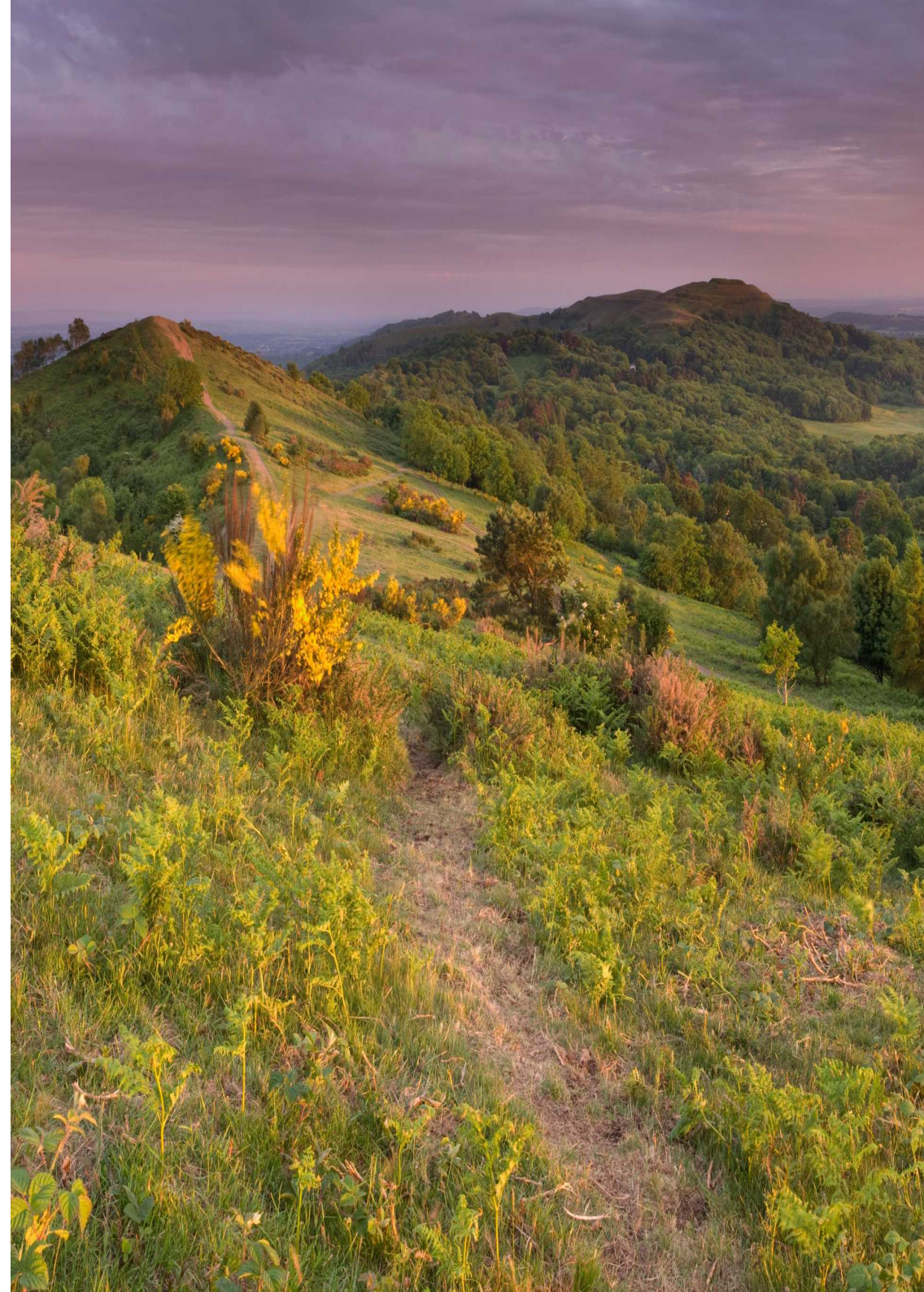
Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding. Surface water flooding is predicted to increase to low risk between the years 2040 and 2060.

Council Tax

The Council Tax for this property is Band B.



Lavender Walk

Approximate Gross Internal Area

Ground Floor = 49 sq m / 527 sq ft

Garage & External Cupboard = 14 sq m / 151 sq ft

First Floor = 44.5 sq m / 479 sq ft

Total = 107.5 sq m / 1157 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.



Andrew Grant

T. 01905 734734

E. hello@andrewgrant.com

andrewgrant.com