



39 Lichfield Avenue

Evesham, WR11 3EA

Andrew Grant

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3 Bedrooms 2 Bathrooms 2 Reception Rooms

A beautifully presented dormer bungalow offering generous gardens, refurbished kitchen and bathrooms, flexible living spaces and an integrated garage.

- Immaculately presented dormer bungalow with versatile accommodation across two floors
- Bright living room with fireplace and sliding doors opening onto an expansive terrace and landscaped gardens
- Extensive rear garden with lawns, ornamental trees, vegetable area and seating spots
- Paved driveway and an integrated single garage with gated side access to the garden
- Quiet residential avenue convenient for Evesham's amenities, schools and transport links

This well-maintained dormer bungalow provides flexible living space arranged over two floors. A newly fitted kitchen connects to a formal dining room, while a spacious living room opens directly onto a broad terrace and magnificent gardens. There are two first-floor bedrooms, one with its own en suite, and a ground-floor bedroom served by a separate shower room. The home also benefits from a utility/boot room and an integrated garage.

2107 sq ft (195.7 sq m)





The kitchen

Serving as the hub of the home, the kitchen is fitted with grey Shaker-style cabinets topped with wooden worktops and incorporates an electric cooker with stainless-steel extractor hood. A stainless-steel sink sits beneath a wide window overlooking the garden, and the L-shaped layout provides generous preparation space. A glazed door leads through to the utility, and there is also access to the dining room and hallway.





The dining room

Ideal for family meals and formal entertaining, the dining room retains its original herringbone parquet flooring and features a stove set on a tiled hearth. A broad front-facing window with vertical blinds provides outlook over the frontage and allows light into the room. A doorway links directly to the kitchen for convenient service.





The living room

This impressive reception space accommodates everyday relaxation and larger gatherings alike. A contemporary fireplace with feature surround creates a focal point, while full-width sliding glass doors open onto the paved terrace and frame views of the landscaped garden. A side window adds further outlook and the generous proportions allow for flexible seating arrangements.



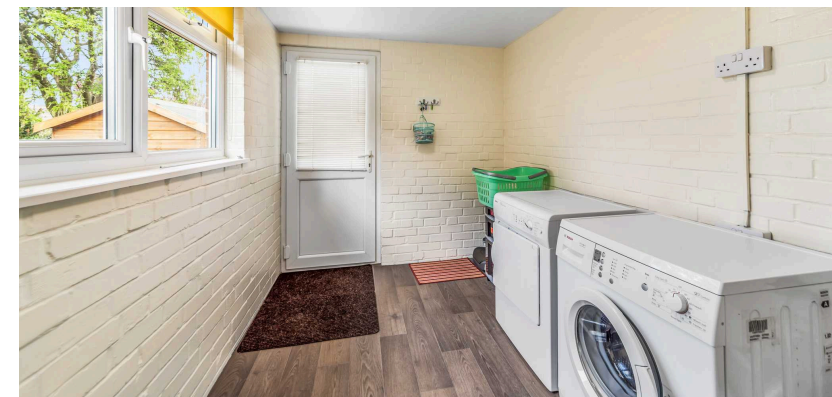
The shower room

Located on the ground floor, this modern shower room serves guests and the downstairs bedroom. It includes a large glazed shower enclosure with tiled surround, a vanity unit with basin and integrated storage and a matching WC. A frosted window provides natural light and privacy, and a built-in cupboard offers additional linen storage.



The utility and boot room

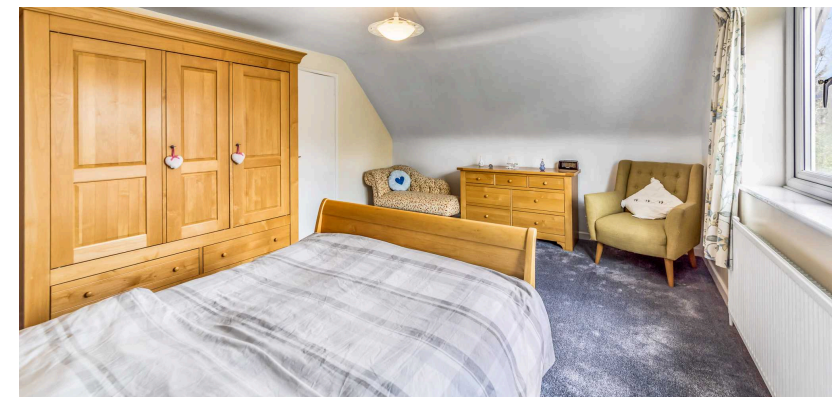
Practical and functional, the utility and boot room links the kitchen with the garden. Painted brick walls and timber-style flooring create a robust finish, while there is space and plumbing for both washing machine and dryer. A door leads directly onto the rear terrace, an internal door connects to the kitchen and there is hanging space for coats and boots.





The primary bedroom

Positioned on the first floor beneath the sloping roof, the primary bedroom enjoys a peaceful outlook. The sloping ceiling adds character and a radiator sits beneath the window. A small door gives access to useful eaves storage and there is ample floor area for wardrobes and seating.





The second bedroom

Also situated on the first floor, the second bedroom benefits from its own bathroom. Dual aspect windows to the front and rear draw in natural light and the sloping ceiling lends a cosy feel. The room has fitted carpet and there is direct access to an en suite through a doorway.





The second bedroom en suite

Serving the second bedroom, the en suite bathroom is appointed with a contemporary white suite comprising a deep panel bath with rainfall shower overhead and glass screen, a vanity basin with storage and a concealed-cistern WC. Large format tiles line the walls and floor, there is a heated towel rail for comfort and a window provides ventilation and light. Access to eaves storage is also available from this space.



The third bedroom

Located on the ground floor, the third bedroom offers flexible space for guests or home working. It features original parquet flooring, a large front-facing window fitted with vertical blinds and built-in cupboards providing useful storage. The room is conveniently positioned opposite the shower room.



The garden

The mature garden is a standout feature of this property, offering expansive lawns interspersed with ornamental trees, shrubs and well-stocked beds. A generous paved terrace spans the rear of the home, providing plenty of space for outdoor dining and relaxation. Beyond the main lawn lies a vegetable and fruit growing area, a timber shed and additional seating areas set beneath established trees, all bounded by hedging for privacy.





The driveway and parking

To the front of the home, a wide paved driveway provides ample off-street parking and leads to an integrated single garage with an up-and-over door. A low brick wall borders a small lawn with mature shrubs and a pathway to the entrance, while a gate to the side offers secure access to the rear garden.

Location

Lichfield Avenue is a quiet residential street within the market town of Evesham. The town provides a good selection of shops, supermarkets, cafés and essential services, along with leisure facilities and green spaces along the River Avon. Schools for all ages are available locally and the area is well placed for access to Cheltenham, Stratford-upon-Avon and Worcester. Road connections are convenient via the A46 and A44 and mainline rail services run from Evesham station towards Worcester and London.

Services

Services are TBC.

Broadband Speed: Ultrafast broadband available. Download speeds up to 2300 Mbps and upload speeds up to 2300 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.

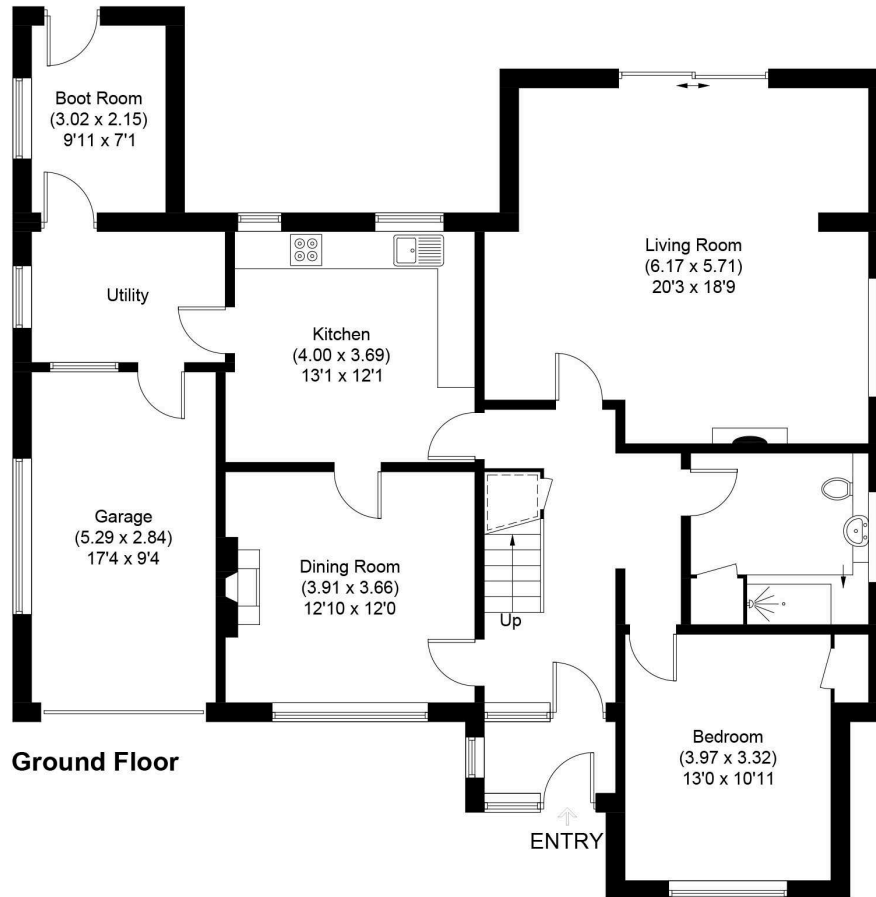
Council Tax

The Council Tax for this property is F.

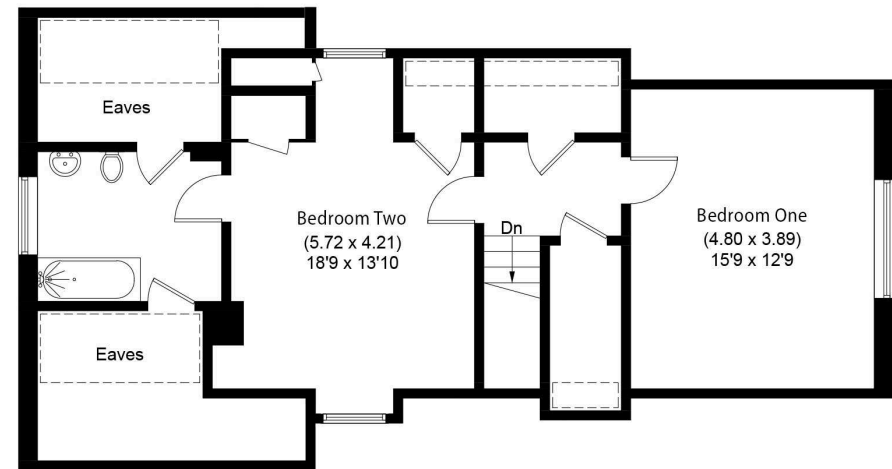


Lichfield Avenue

Approximate Gross Internal Area
 (Including Garage & Excluding Eaves)
 Ground Floor = 134.4 sq m / 1447 sq ft
 First Floor = 61.3 sq m / 660 sq ft
 Total = 195.7 sq m / 2107 sq ft



= Reduced headroom below 1.5m / 5'0"



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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



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