



39 Falkland Road, Evesham, WR11 1XS

Offers in excess of £400,000





# 39 Falkland Road

Evesham, WR11 1XS

- Four bedrooms, two bathrooms
- Corner position
- Offered to the market with no onward chain
- Ample parking
- Stunning kitchen/diner
- Immaculately presented throughout

A WONDERFUL FAMILY HOME WHICH HAS BEEN LOVINGLY EXTENDED TO CREATE A SPACIOUS KITCHEN/DINER TO THE REAR

An exceptional opportunity to acquire a beautifully presented family home that has been thoughtfully and meticulously improved by the current owners. Offering in excess of 1,400 sq. ft. of versatile living accommodation, this impressive property combines modern style with practical family living and must be viewed in person to be fully appreciated.

The accommodation is well-proportioned throughout and begins with a welcoming entrance hallway, leading to a comfortable lounge that provides the perfect space for relaxation. The heart of the home is undoubtedly the stunning open-plan kitchen and dining area, designed for modern living and entertaining. Featuring an impressive vaulted ceiling and bi-fold doors that open directly onto the rear garden, this light-filled space creates a seamless connection between the indoors and outdoors. A separate utility room and convenient ground floor VWC further enhance the practicality of the property.

To the first floor, there are four generously sized bedrooms, including a superb principal bedroom benefitting from its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making the layout ideal for growing families or those requiring additional space for guests or home working.

Externally, the property enjoys a private rear garden with a desirable sunny aspect, providing an excellent setting for outdoor dining, entertaining, or simply relaxing. To the front, there is ample off-road parking for multiple vehicles.

Offered to the market with no onward chain, this outstanding home presents a rare opportunity for purchasers seeking a spacious, move-in-ready property in excellent condition throughout.



Offers in excess of £400,000



## 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.

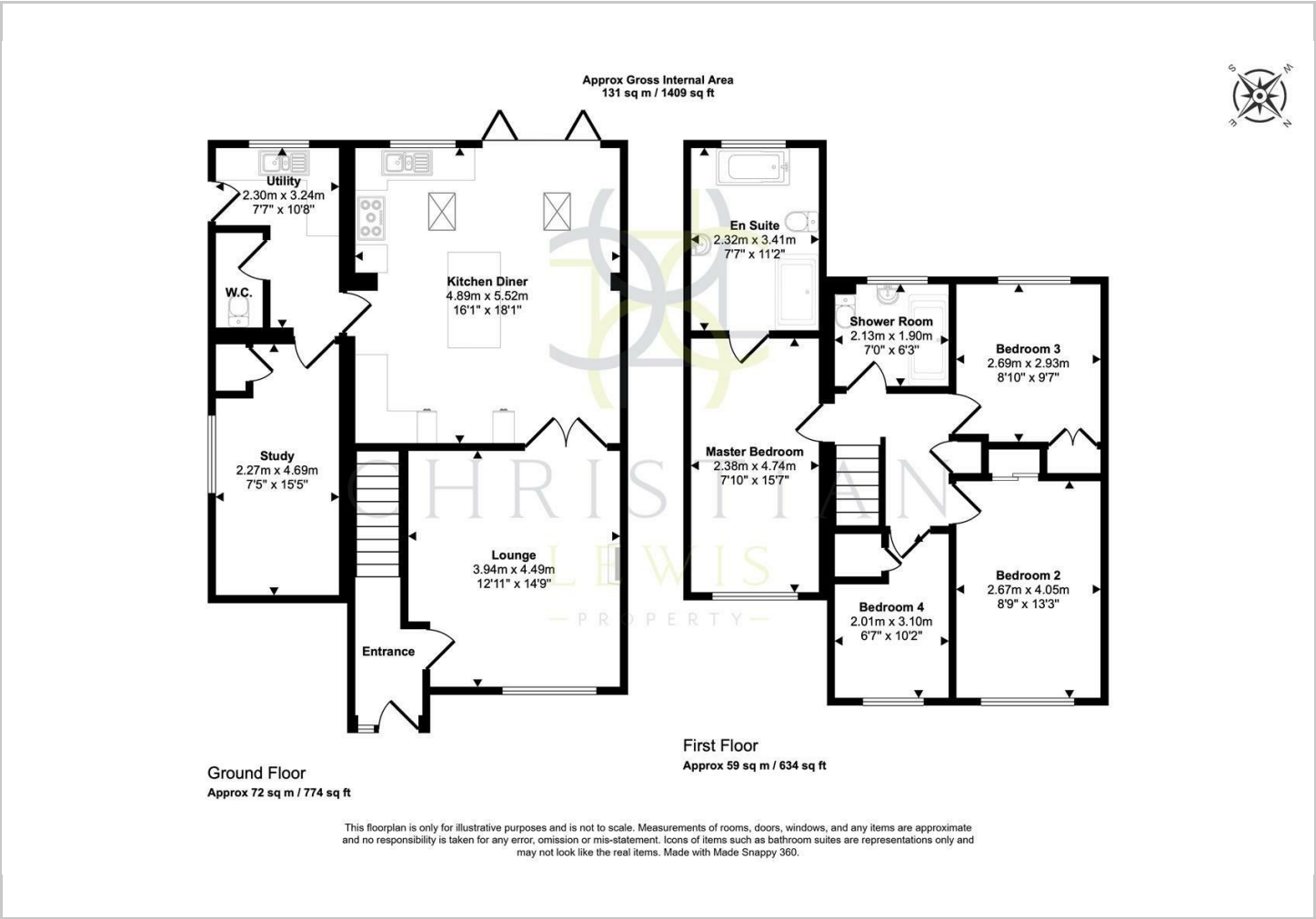
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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



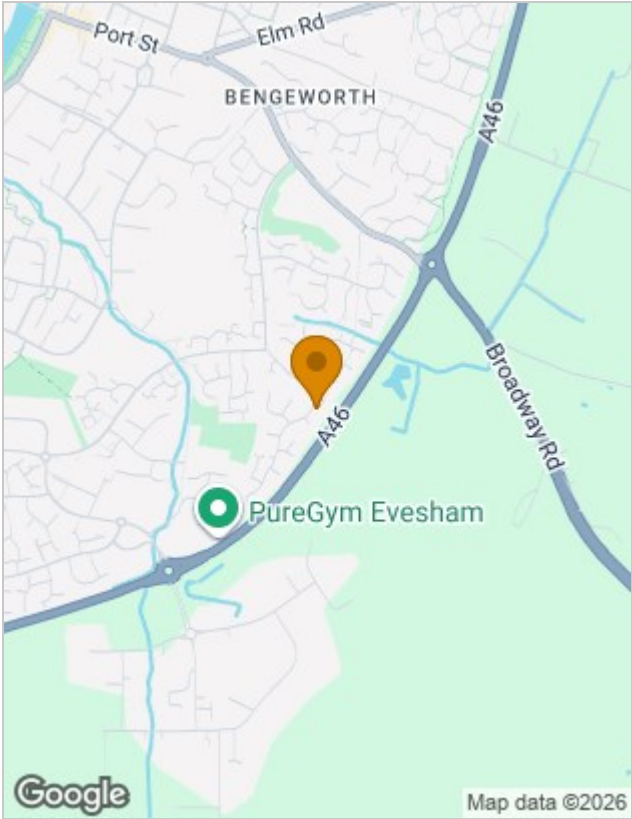
Viewing

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.

86 High Street, Evesham, Worcestershire, WR11 4EU  
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

