



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

'Singleton', 35 Laugherne Road, St. John's, Worcester. WR2 5LP

Guide Price £550,000

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An immaculately presented, spacious and versatile extended period semi detached family home, enjoying a private westerly rear aspect, with a tandem double garage and off road parking. Situated in a popular, sought after residential area of Worcester, the location provides easy access to the city centre, road and rail networks.

Accommodation briefly comprises: Entrance Hall, Reception Hall, Lounge, Dining Room, Kitchen Breakfast Room (refitted), Cloakroom, Utility Room, Basement, four Bedrooms (1 having En-Suite Bathroom) and Family Bathroom (refitted).

**Outside:** To the front of the property is a walled slate chipped foregarden with shrub border, a gated tiled pathway leading to the front door and gated side/rear pedestrian access. To the rear of the property is a fenced garden, predominantly laid to lawn with shrub borders, a large wooden decked seating area, covered area with hot tub, private westerly rear aspect, tandem double Garage (with power and light), off road parking for 3/4 cars, with electric charging point, accessed via electric gated access.

**Lounge** - 4.34m x 3.48m (14'2" x 11'5")

**Dining Room** - 3.76m x 3.48m (12'4" x 11'5")

**Utility** - 1.84m x 1.86m (6'0" x 6'1")

**Kitchen** - 4.87m x 4.54m (15'11" x 14'10")

**Basement** - 4.6m x 3.48m (15'1" x 11'5")

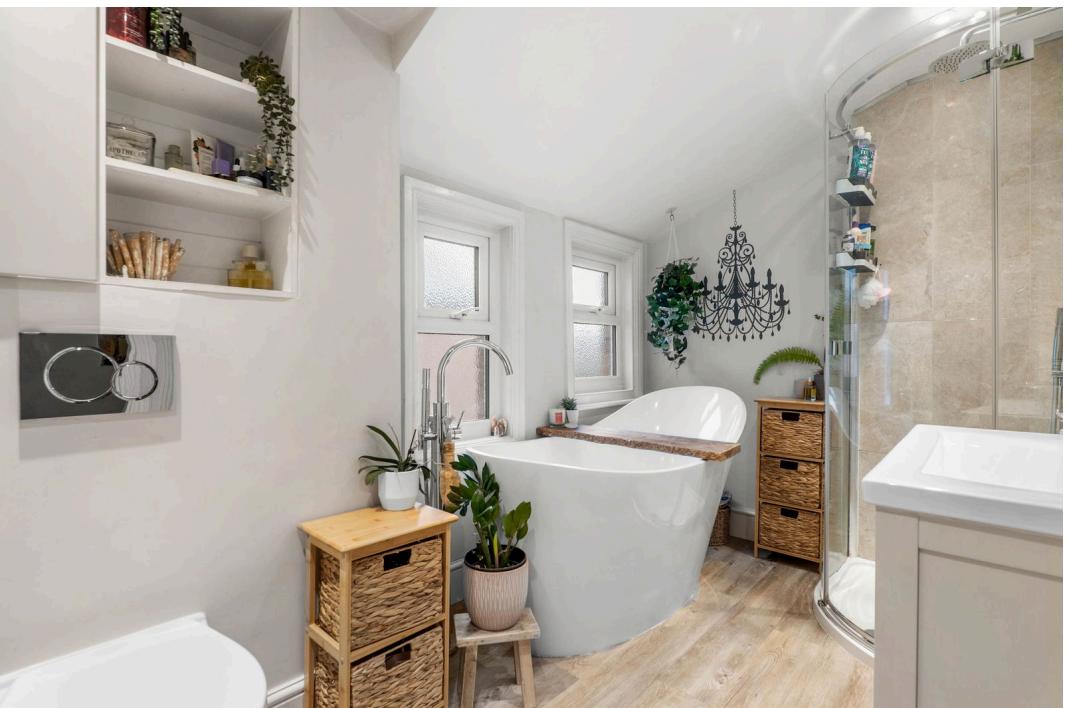
**Bedroom 1** - 2.84m x 2.92m (9'3" x 9'6") **En-suite** - 2.38m x 1.86m (7'9" x 6'1")

**Bedroom 2** - 4.34m x 4.54m (14'2" x 14'10")

**Bedroom 3** - 3.78m x 3.48m (12'4" x 11'5")

**Bathroom** - 3m x 1.86m (9'10" x 6'1")

**Bedroom 4/Loft Room** - 6.39m x 1.11m (20'11" x 3'7")

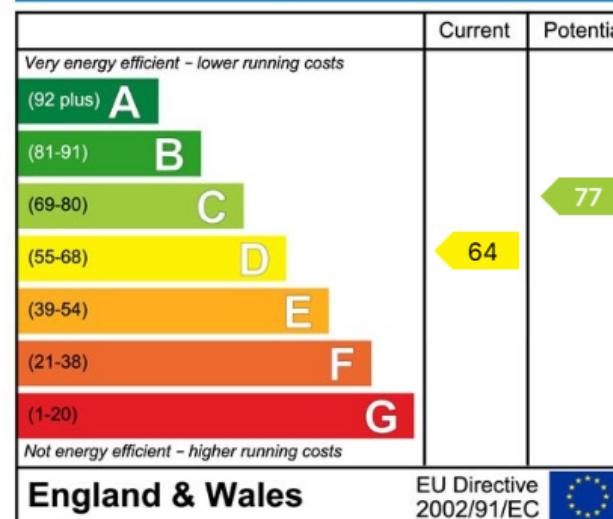




- Extended period semi detached family home
- Private westerly rear aspect
- Off road parking for 3/4 cars
- Refitted Kitchen & Bathrooms
- Viewing highly recommended
- Immaculate, spacious & versatile accommodation
- Tandem double garage with power & light
- Electric charger point
- Popular & sought after residential area
- Council Tax Band: D



### Energy Efficiency Rating



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