



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

79 Henwick Road, St. John's, Worcester. WR2 5NY

Offers In Region Of £550,000

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A newly refurbished and extended four bedroom detached family home, within this sought after location, with excellent local schooling, easy access to Worcester city and major transport links.

Entrance Hall with large storage cupboard, Sitting Room with bay window, open-plan Dining Area leading to Kitchen/Breakfast Room, underfloor heating. Kitchen with oven, microwave oven, hob, quartz worktops, dishwasher, integrated fridge/freezer, built-in shelving, large sliding door to rear and door to Utility Area with space and plumbing for washing machine and tumble dryer, underfloor heating, door to rear, further door to W.C. and access into Garage. First floor: Large Master Bedroom to rear, En-Suite Shower, three further Bedrooms and Family Bathroom.

Outside: Ample parking for numerous vehicles via a gravelled driveway. Rear access via side Kitchen/Breakfast Room, with a good size patio and pathway leading to large entertaining area with access into Garden Room/Home Office, with power and lighting.

Sitting Room: - 4.04m x 3.45m (13'3" (max) x 11'4")

Dining Room: - 3.63m x 3.45m (11'11" x 11'4")

Kitchen: - 5.94m x 5.33m (19'6" x 17'6")

Utility Area: - 5.11m x 2.54m (16'9" x 8'4")

Bedroom 1: - 4.6m x 3.45m (15'1" x 11'4")

En-Suite: - 1.78m x 1.63m (5'10" x 5'4")

Bedroom 2: - 4.04m x 3.45m (13'3" x 11'4")

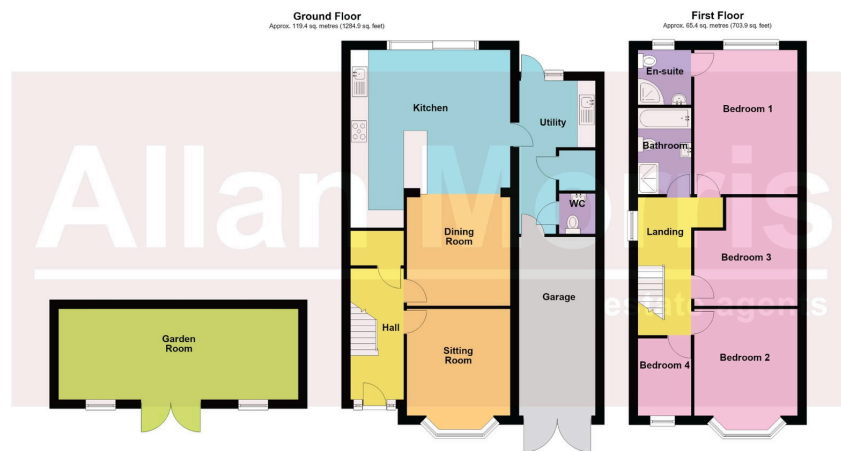
Bedroom 3: - 3.63m x 3.45m (11'11" x 11'4")

Bedroom 4: - 2.6m x 1.8m (8'6" x 5'10")

Bathroom: - 2.9m x 1.78m (9'6" x 5'10")

Garden Room/Home Office: - 8.0m x 3.02m (26'3" x 9'11")





- NO ONWARD CHAIN
- Newly refurbished throughout
- 4 Bedroom detached family home
- Sought after location
- Open-plan Kitchen/Dining/Family Space
- Sitting Room to front elevation
- Large Utility & access into Garage
- Master Bedroom with En-Suite
- Gravel driveway suitable for numerous vehicles
- Council Tax Band: D

