



84 Falkland Road, Evesham, WR11 1XE

Offers over £425,000





84 Falkland Road

Evesham, WR11 1XE

- Four bedroom detached family home located in a highly popular location
- Ample parking with large driveway
- Must be viewed to be appreciated
- Chain Free
- Renovated to a high standard with bespoke kitchen and cabinetry
- Rear garden
- Two reception rooms

A RENOVATED DETACHED FAMILY HOME WITH BESPOKE HANDMADE KITCHEN

An exceptional opportunity to acquire a chain free, beautifully presented family home where every detail has been carefully considered and no expense has been spared. Perfectly suited to a growing family searching for their forever home, this outstanding property combines spacious accommodation with high-quality upgrades throughout.

Lovingly modernised and enhanced by the current owners, the home offers stylish and practical living spaces designed for modern family life. Recent improvements include a bespoke fitted kitchen, a newly installed boiler, and replacement fascias, ensuring the property is ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a spacious and comfortable lounge, and an impressive open-plan kitchen/diner featuring a skylight that fills the room with natural light, creating the ideal space for both everyday living and entertaining. Additional ground floor accommodation includes a versatile study, a useful utility room, and a convenient downstairs W/C.

To the first floor, there are four well-proportioned bedrooms, including a superb master bedroom with its own en-suite shower room, alongside a modern family bathroom.

Externally, the property continues to impress with ample off-road parking and a generous rear garden, complete with a greenhouse and garden shed, providing excellent outdoor space for families, gardening enthusiasts, or those who enjoy entertaining outdoors.

Early viewing is highly recommended to fully appreciate the quality, space, and finish this fantastic home has to offer.

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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 £30 (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.

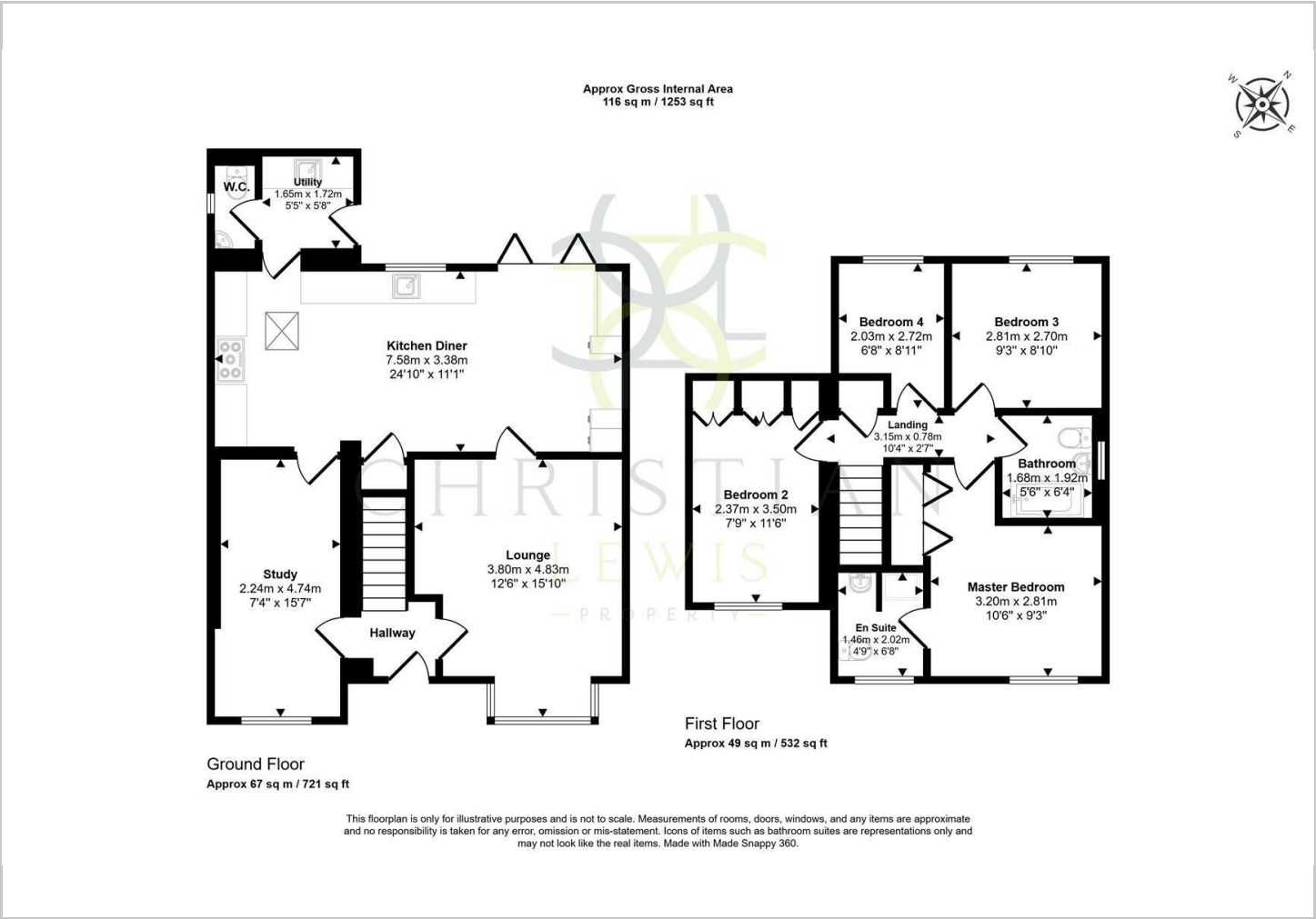
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



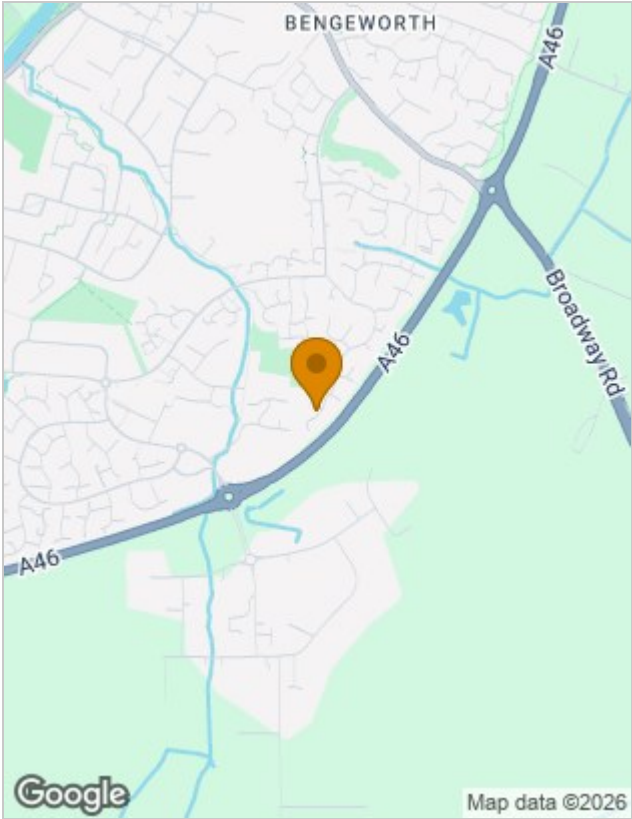
Viewing

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.

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Location Map



Energy Performance Graph

