



## 34 Quest Hills Road

Malvern, WR14 1RW

Andrew Grant

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**2 Bedrooms   1 Bathroom   2 Reception Rooms**

Characterful semi-detached home with two double bedrooms, period features, a tiered garden and garage, close to Malvern amenities.

- Two-bedroom semi-detached home arranged over three levels with an integral garage
- Charming period details including feature fireplaces, built-in storage and a well-equipped kitchen
- Tiered rear garden with lawn, raised beds, sun deck, patio and timber shed
- Paved driveway and integral garage provide off-street parking and secure storage
- Situated in Malvern within reach of shops, open spaces, schools and transport links

This attractive semi-detached home offers accommodation arranged over three levels. A reception hall leads into the living room and adjoining dining room, both featuring fireplaces and built-in storage. The kitchen is fitted with cabinets, work surfaces and a stainless-steel sink, while two bedrooms occupy the top floor. French doors from the principal bedroom open onto a raised deck leading to a tiered garden with lawns and terraces. An integral garage, paved driveway and landscaped front garden complete the property.

902 sq ft (83.8 sq m)





## The kitchen

Designed for easy meal preparation, the kitchen is fitted with a range of base and wall cupboards, laminate work surfaces and a stainless-steel sink with drainer beneath a wide window. An electric cooker sits beneath a stainless-steel extractor hood and colourful tiled splashbacks add a practical finish. The compact layout includes open shelving for crockery and a door leading into the dining room and the adjoining utility area.



## The living room

A welcoming living room provides space for relaxation and conversation and is focused around an elegant cast-iron fireplace with a timber surround and tiled hearth. A large casement window to the front lets in plenty of natural light and wall lights provide additional ambience. This room flows through glazed double doors to the dining room and connects with the central staircase leading to the upper and lower levels.



## The dining room

Perfect for family meals and entertaining, the dining room centres on a stone fireplace with decorative carving and a gas inset. On one side of the chimney breast are built-in wooden cupboards offering useful storage. A generous window overlooks the side and a radiator warms the space. Doorways link the dining room with the living room and kitchen, creating an easy flow for everyday living. From here, there is also access to the garage below.



## The primary bedroom

The primary bedroom offers a restful retreat with a comprehensive range of fitted wardrobes and overhead cupboards providing ample storage. French doors open directly onto the raised deck and overlook the landscaped garden beyond. A decorative cast-iron fireplace adds character, while recessed ceiling lights and a radiator ensure comfort. A loft hatch above offers further storage access.





## The second bedroom

The second bedroom is generously proportioned and benefits from a dual-aspect outlook through two large windows, creating a bright and airy atmosphere. A central pendant light and neutral décor make this an inviting room that can accommodate a double bed and additional furniture. Positioned on the top floor, it enjoys views over neighbouring rooftops and easy access to the landing and bathroom.



## The bathroom

The bathroom is fitted with a white suite comprising a panelled bath with an electric shower over, a pedestal wash basin with mirror cabinet and a close-coupled WC. Blue and white tiled walls with a decorative border add a splash of colour, and a chrome heated towel rail provides warm towels. A frosted window ensures privacy and natural light.



## The garden

Outside, the garden is a true highlight with a cleverly designed tiered layout. Adjoining the house is a raised timber deck enclosed by balustrades, ideal for outdoor dining. Steps lead down to a lawned area edged by brick retaining walls and stocked borders, and further up to a secluded seating area beneath mature trees. There is also a lower paved patio, a timber garden shed and fenced and hedged boundaries providing privacy.





## Location

Malvern is renowned for its hillside scenery and elegant Victorian architecture. The town offers a variety of independent shops, cafés, restaurants and everyday conveniences, along with theatres, leisure centres and open green spaces. Well-regarded schools serve all ages and there are regular transport services connecting to neighbouring towns and cities. The surrounding countryside provides countless opportunities for walking and outdoor pursuits, making Malvern a sought-after place to live.

## Services

The property benefits from mains gas, electricity, water and drainage.

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, Vodafone, O2 and Three (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 Band B.



# Quest Hills Road

Approximate Gross Internal Area  
 Ground Level = 14.5 sq m / 156 sq ft  
 First Level = 40.4 sq m / 435 sq ft  
 Second Level = 28.9 sq m / 311 sq ft  
 Total = 83.8 sq m / 902 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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



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