



81 Lavender Walk, Evesham, WR11 2LN

Offers over £425,000





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# 81 Lavender Walk

Evesham, WR11 2LN

- A peaceful position, tucked away in the corner of the cul-de-sac
- Just shy of 1,800sqft
- Beautiful garden with large corner plot
- Four bedrooms, two bathrooms
- Parking plus double garage
- Conservatory

A SUPERB POSITION - TUCKED AWAY DOWN A PRIVATE DRIVE WITH LARGE CORNER PLOT

Set within a peaceful no-through road with virtually no passing traffic, this impressive detached family home enjoys a particularly private and desirable position. Occupying a generous corner plot, the property benefits from excellent outside space along with the added advantage of a double garage, both of which are key features that help set this home apart.

Offering substantial and versatile accommodation throughout, the property presents exciting potential for buyers looking to remodel, extend or reconfigure the layout to suit modern family living, subject to any necessary permissions. Its flexible design and sought-after location make it an ideal purchase for a wide range of buyers, including growing families and those seeking long-term potential.

The accommodation briefly comprises a welcoming entrance hall, spacious lounge, fitted kitchen/diner, separate dining room, conservatory, utility room and ground floor WC.



## 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 E  
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.

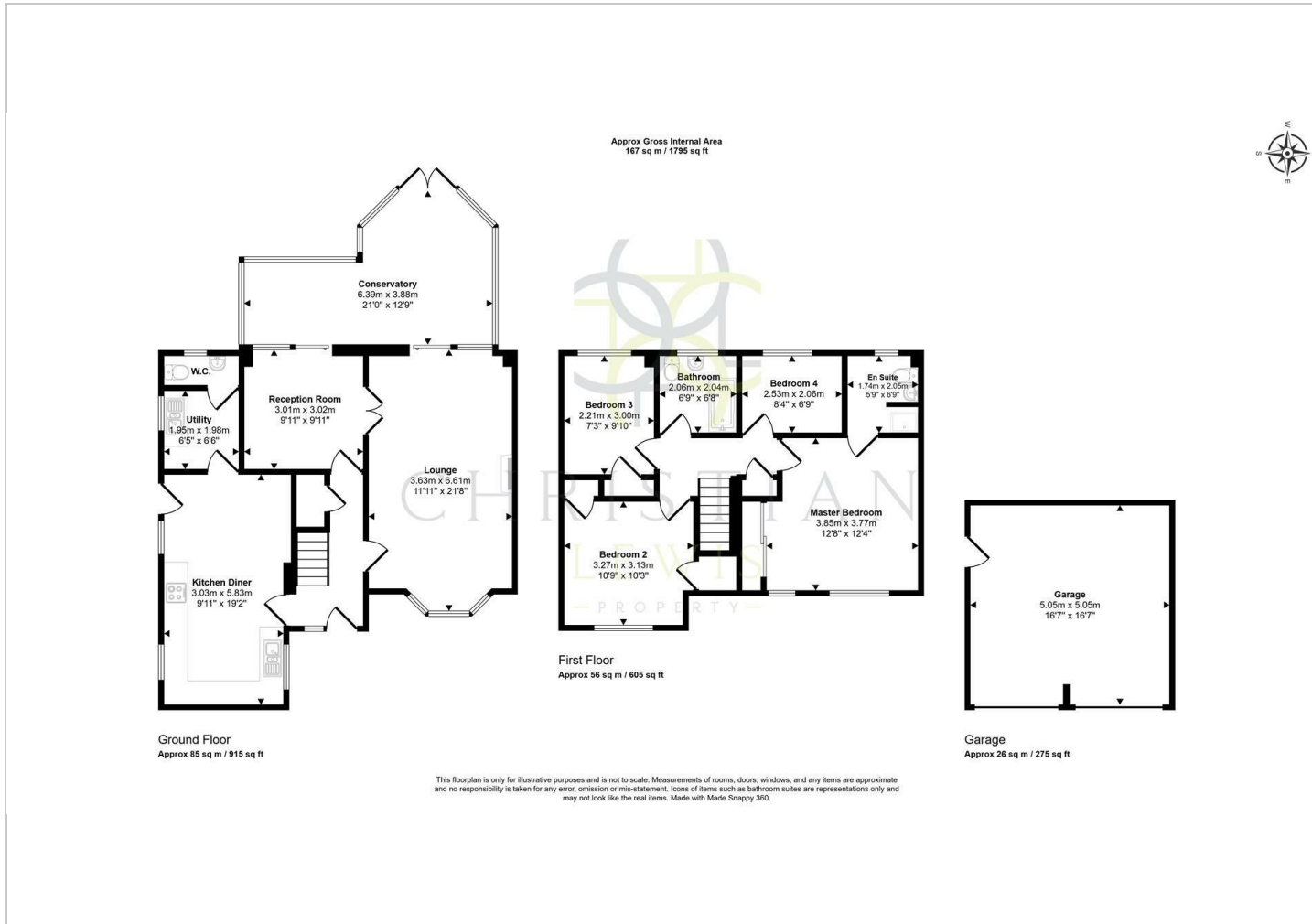
Please inform us if you become aware of any information being inaccurate.







## Floor Plans



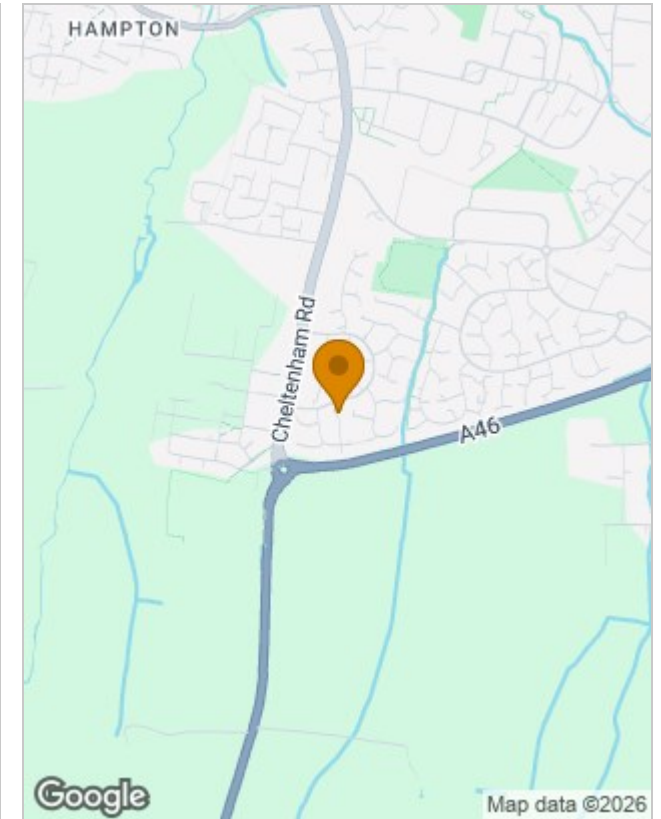
## Viewing

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

