



35 Albert Park Road, Malvern, WR14 1RH  
Guide Price £320,000



Philip Laney & Jolly Malvern welcome to the market this spacious and well positioned three bedroom detached bungalow, located on the ever popular Albert Park Road in the picturesque town of Malvern. Enjoying an elevated setting, the property takes full advantage of its position with impressive far reaching views across the surrounding area, creating a wonderful sense of space and outlook.

The accommodation is both generous and well balanced, beginning with an inviting entrance that leads into a light filled open plan living and dining area. This is a superb space for both everyday living and entertaining, with ample room for seating and dining arrangements, all enhanced by natural light and the elevated views. The kitchen provides a practical layout and opens to a side porch for convenience.

There are three well proportioned bedrooms, each offering comfortable accommodation. The principal bedroom benefits from its own ensuite shower room. The remaining bedrooms are served by a separate family bathroom, fitted to cater for both residents and guests.

The property invites cosmetic improvements, presenting an excellent opportunity for buyers to modernise and personalise the interior to their own taste, while adding further value to an already appealing home.

Externally, the bungalow is set within a much loved and established garden, featuring a variety of mature planting, patio and lawned areas. To the front, a terrace area provides the perfect spot to enjoy the far reaching views. Steps lead down from the main garden area to a useful enclosed carport, offering sheltered parking and additional storage options.

Further benefits include gas central heating and double glazing. The property is offered for sale with no onward chain.

EPC: C Council Tax Band: E Tenure: Freehold

#### Entrance Hallway

Double glazed front door to side aspect. Ceiling light point. Two storage cupboards with one housing immersion heater. Doors off to:

#### Hallway

Radiator. Ceiling light point. Access to loft.

#### Living Room

Two ceiling light points. Two double glazed windows to side aspects. Double glazed window to front aspect. Double glazed sliding doors leading out to patio area. Marble gas fireplace. Two radiators.

#### Kitchen

Matching wall and base units with worksurface over. Double glazed windows to side aspect. Integrated Bosch oven, grill and microwave. Integrated fridge-freezer. Space and plumbing for washing machine and dishwasher. Four-ring gas hob with extractor fan over. Radiator. Ceiling light point.

#### Porch

Ceiling light point. Double glazed windows to rear and side aspects. Double glazed obscure door to garden.

#### Bathroom

Ceiling light point. Double glazed window to side aspect. Low level WC. Pedestal wash hand basin. Panelled bath. Shower cubicle with electric Mira shower. Chrome heated towel rail. Tiled walls.

#### Main Bedroom

Ceiling light point. Two double glazed windows to side aspect. Built in wardrobes. Radiator. Door leading to:

#### En-Suite

Shower cubicle with electric Mira shower over. Tiled walls. Low level WC. Wash hand basin built into vanity unit. Double glazed window to side aspect. Ceiling light point. Chrome heated towel rail.

#### Bedroom Two

Ceiling light point. Two double glazed windows to rear aspect. Radiator. Built in wardrobes.





### Bedroom Three

Ceiling light house. Double glazed window to side aspect. Radiator.

### Rear Garden

Patio area with steps leading up to tiered garden with the top tier being laid to lawn and providing far reaching views. Outside power and tap. Planted beds. Courtyard area with patioed seating area. Planted borders. Gated access to front of property.

### Car Port

Power and lighting. Store room.

### COUNCIL TAX MHDC

We understand the council tax band presently to be : E

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

### Tenure - Freehold

We understand that the property is offered for sale Freehold.

### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

### Viewings

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

### Broadband

We understand currently Full Fibre broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

### Parking

Parking for the property is available in the car port below.

### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

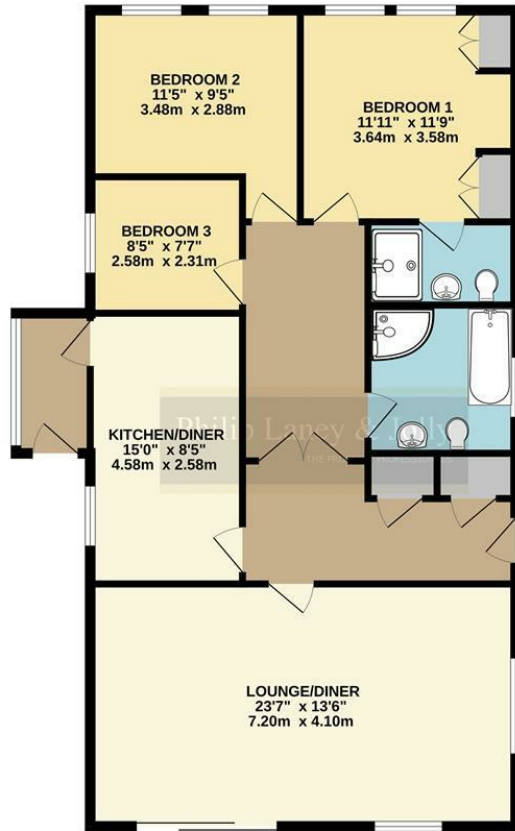
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor and in-home

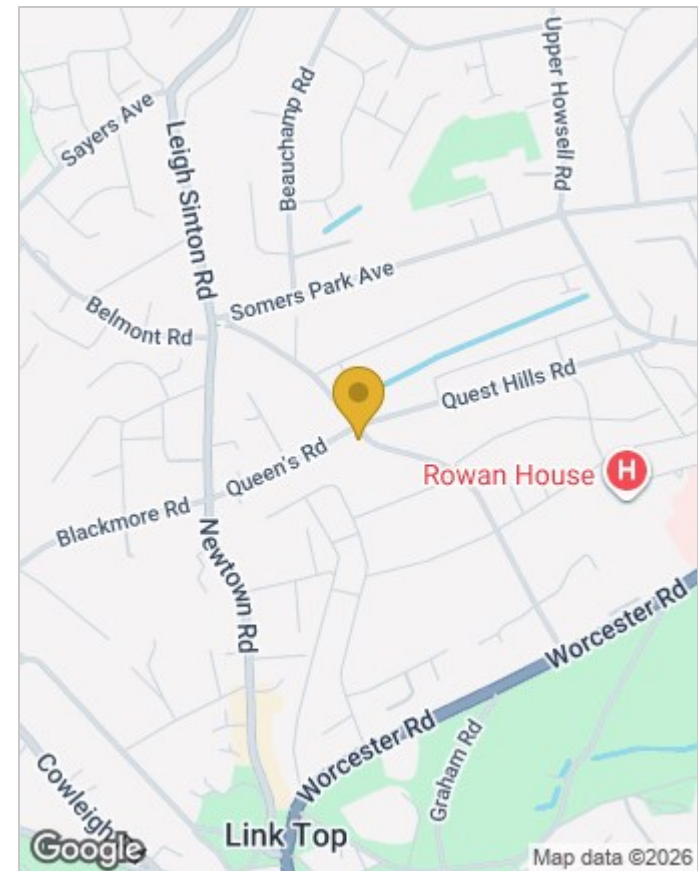
O2- Good outdoor

Three- Good outdoor, variable in-home

Vodafone- Good outdoor, variable in-home



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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