



Allan Morris
estate agents

**Hill View Road, Hanbury
Park, Worcester.**

**1 Hill View Road, Hanbury Park, Worcester.
WR2 4PN**

Features:

Stunning family home

5 Bedrooms

Flexible 2nd floor accommodation

Approximately 3257 Sq. ft. in total

Fantastic private gardens

Generous driveway and garage

A truly exceptional five bedroom detached family home, situated in a quiet location within the highly desirable Hanbury Park area to the West of Worcester City and benefiting from most generous accommodation.

Accommodation briefly comprising: Porch, Reception Hall, Dining Room, Living Room, stunning Kitchen equipped with quartz worktops, 2 NEFF ovens with warming drawer and induction hob, extender tap, full height fridge, counter freezer, dishwasher, breakfast bar and bi-fold doors to garden, Utility Room and downstairs Cloakroom. On the first floor: Master Bedroom Suite to include Bedroom, Dressing Room and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, three further Bedrooms and Family Bathroom. On the second floor: Flexible accommodation to include Office, Study and Snug Area.

Outside: To the front is generous driveway providing parking for several vehicles and EV Charger, as well as access to Garage. To the rear is fully enclosed private garden, offering a great degree of privacy.





LOCATION:

The property is situated in the highly sought after Hanbury Park area to the West of Worcester City. Within walking distance is the popular Worcester Golf & Country Club, as well as a wide range of amenities and the 'Ofsted Rated – Excellent' Pitmaston Primary School.

The city centre itself is also easily accessed, offering a wide range of shops, bars, cafes, restaurants and other amenities, as well as 2 Railway Stations, both with direct main line links to London and Birmingham.



DIRECTIONS:

From Worcester City centre proceed in a westerly direction over the river. At the island turn left onto the Bromwich Road A449. At the next island turn right onto the Malvern Road B4206, then 4th left onto Hanbury Park Road. Take the 2nd left into Hill View Road, where number 1 can be found on the left hand side, as identified by our For Sale board.





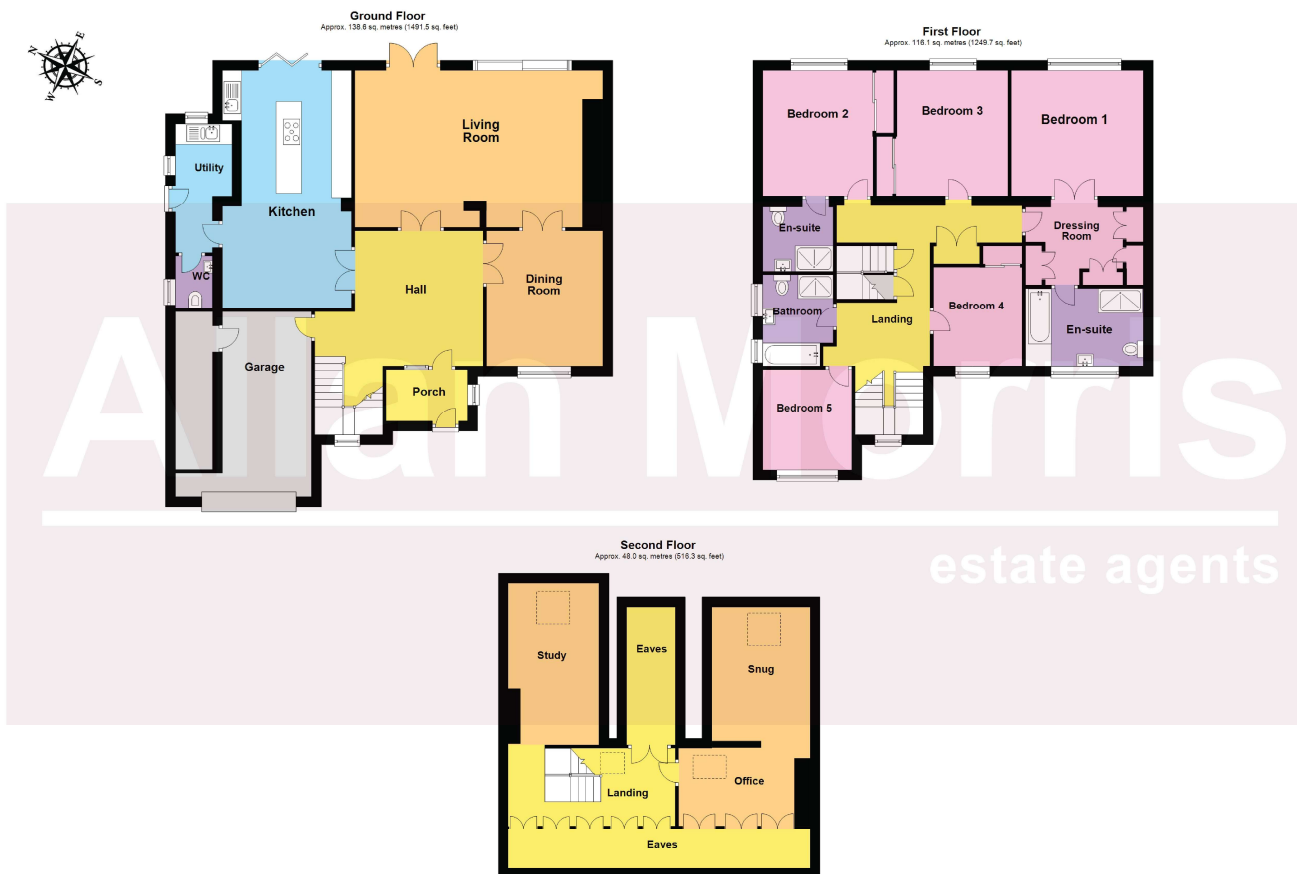
USEFUL INFORMATION:

EPC Rating: C

Tenure: Freehold

Council Tax Band: G

WAM 7419



DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

General Information:

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you, please contact our Office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. Measurements: Our quoted room sizes are approximate and intended for general guidance, you are advised to verify all the dimensions carefully. Fixtures & Fittings: All items not specifically mentioned within these details are to be excluded from the sale. Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property. Allan Morris Worcestershire will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Floorplan & Measurements:

Top Floor Office: 13'1" x 7'5"

Snug: 12'3" x 11'4"

Study: 12'1" x 9'3"

Kitchen / Diner: 23'6" x 13'0" max 10'9" min

Utility Room: 12'7" max 6'7" min x 5'6"

Reception Hall: 13'4" x 16'1" max 12'2" min

Dining Room: 13'5" x 11'6"

Living Room: 24'6" x 15'5"

Bedroom 1: 13'0" x 12'4"

Dressing Room: 11'8" max (rear of wardrobe) x 7'9"

En-Suite Bathroom: 11'8" x 7'9"

Bedroom 2: 12'3" x 11'4"

En-Suite: 7'0" x 6'4"

Bedroom 3: 12'3" x 11'1"

Bedroom 4: 10'0" x 8'9"

Bedroom 5: 10'0" x 8'5"

Bathroom: 9'0" x 6'9"

Garage: 18'4" x 9'0"

Contact us:

Address:

32 Sidbury, Worcester. WR1 2HZ

Tel: 01905 612266

worcester@allanmorris-Worcester.co.uk

www.allan-morris.co.uk