



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

42 Hoskyns Avenue, Harley Warren, Worcester. WR4 0LL
£375,000

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A excellently presented modern three bedroom detached family home, situated in the ever popular Warndon Villages area of Worcester.

Accommodation briefly comprises: Entrance Hall, downstairs Cloakroom, Kitchen with Utility off, Lounge/Diner, Study/Playroom and Conservatory. On the first floor: Master Bedroom with En-Suite Shower Room, two further Bedrooms and Family Bathroom.

Outside: To the front is private driveway with EV charging point. To the rear is enclosed private garden made up of decked seating and lawn.

LOCATION:

The property is located in the Warndon Villages area, offering easy access to major transport links, Worcestershire Royal Hospital, Public House, Tesco Supermarket and a parade of Convenience shops. The area further benefits from a wonderful network of leafy paths, also with access to Worcester Woods Country Park.

Lounge/Diner: - 4.8m x 3.63m (15'9" x 11'11")

Study: - 5m x 2.59m (16'5" x 8'6" maximum)

Kitchen: - 3.89m x 2.69m (12'9" x 8'10")

Utility Room: - 1.83m x 1.63m (6'0" x 5'4")

Conservatory: - 3.68m x 2.49m (12'1" x 8'2")

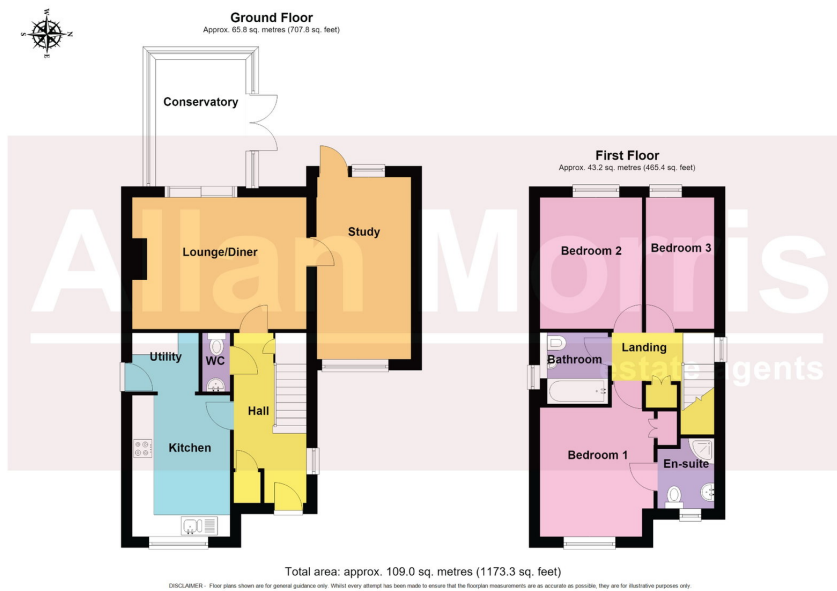
Bedroom 1: - 4.19m x 3.12m (13'9" x 10'3")

Bedroom 2: - 3.61m x 2.82m (11'10" x 9'3")

Bedroom 3: - 3.61m x 1.88m (11'10" x 6'2")

Bathroom: - 1.96m x 1.88m (6'5" x 6'2")





- Detached family home
- 2 Bathrooms
- Private driveway
- Easy access to motorway links & Worcestershire Parkway
- 3 Bedrooms
- Generous living accommodation
- Enclosed rear garden
- Council Tax Band: D

