6 Croft Road, Evesham, WR11 4NE

Offers in the region of £550,000

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CHRISTIAN LEWIS PROPERTY

6 Croft Road

Evesham, WR11 4NE

- A fabulous family home with huge potential
- Parking
- Walking distance to the town, train station with direct links to London Paddington and Prince Henrys High School catchment
- Four bedrooms, two bathrooms
- Highly regarded area

A HOME WITH AN ABUNDANCE OF PERIOD CHARM AND HUGE POTENTIAL

Situated in one of Greenhill's most desirable residential locations, this substantial detached family home, dating from 1928, is rich in character. Ideally positioned within easy walking distance of the train station as well as both primary and secondary schools, the property blends traditional features with adaptable living accommodation, making it particularly well suited to modern family life.

The house comprises four well-proportioned bedrooms, some of which benefit from views towards the Cotswold escarpment, along with a further upstairs room currently used as a home office—ideal for remote working or study. The ground floor layout is especially practical, featuring two spacious reception rooms that offer flexibility for both formal entertaining and everyday relaxation. At the centre of the home is a kitchen/breakfast room, supported by a separate utility room and a downstairs WC. A light-filled garden room further enhances the living space, opening directly onto the rear garden and providing a seamless connection between indoor and outdoor areas.

Externally, the property is set back from the road and benefits from off-road parking to the front and side, along with a mature rear garden that enjoys a pleasant outlook and offers an inviting space for outdoor living. The garden provides a private and tranquil setting, well suited to entertaining, family activities, or quiet relaxation. There is also a garage which offers potential redevelopment/additional storage space.

Combining period character, generous proportions, and a highly convenient location, 6 Croft Road represents a rare opportunity to acquire a cherished family home in Greenhill.

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Additional Information

Tenure: We understand that the property is for sale Freehold.
Local Authority: Wychavon District Council
Council Tax Band: We understand that the Council Tax Band for the property is Band F
EPC Rating: E

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.

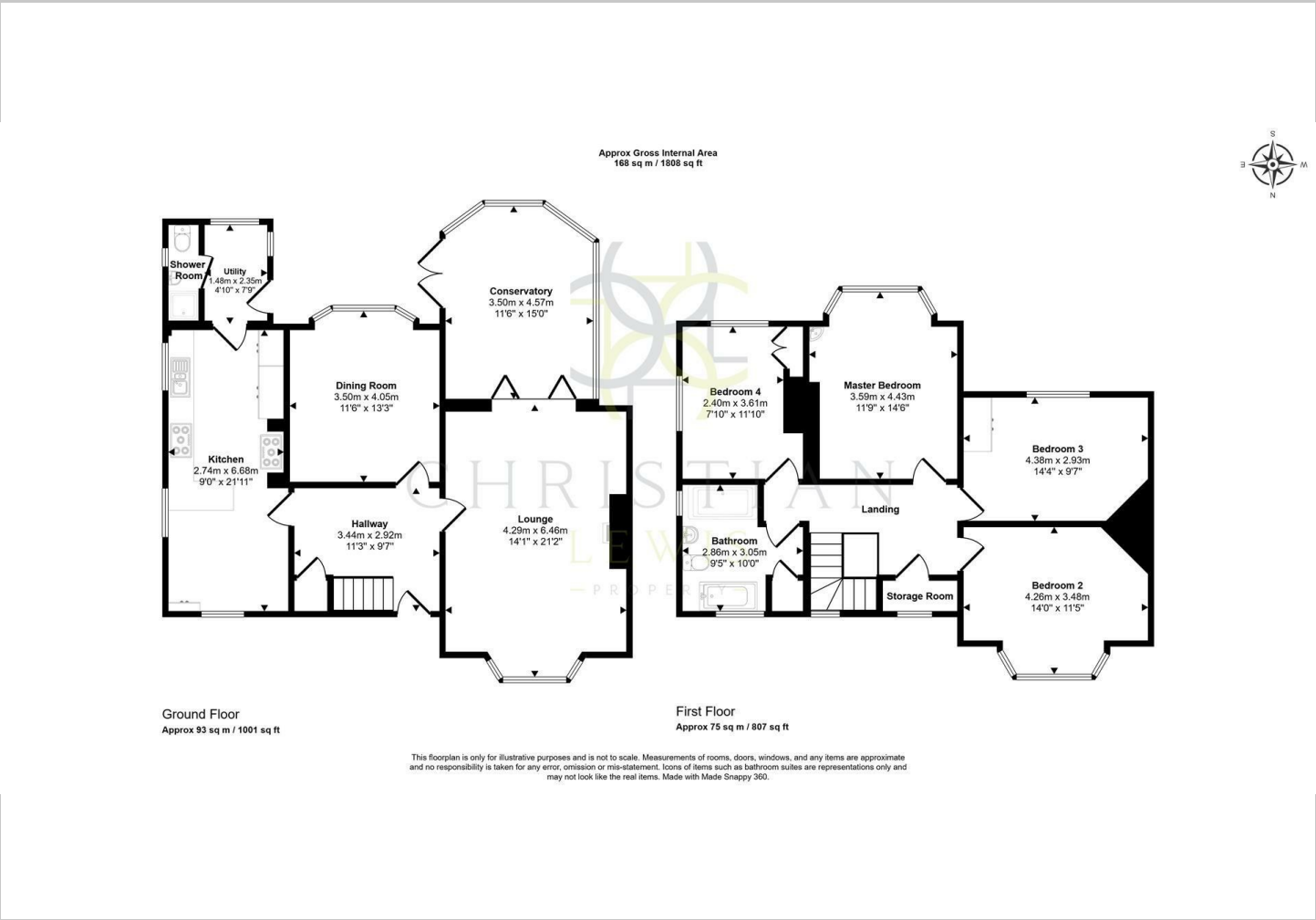
Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

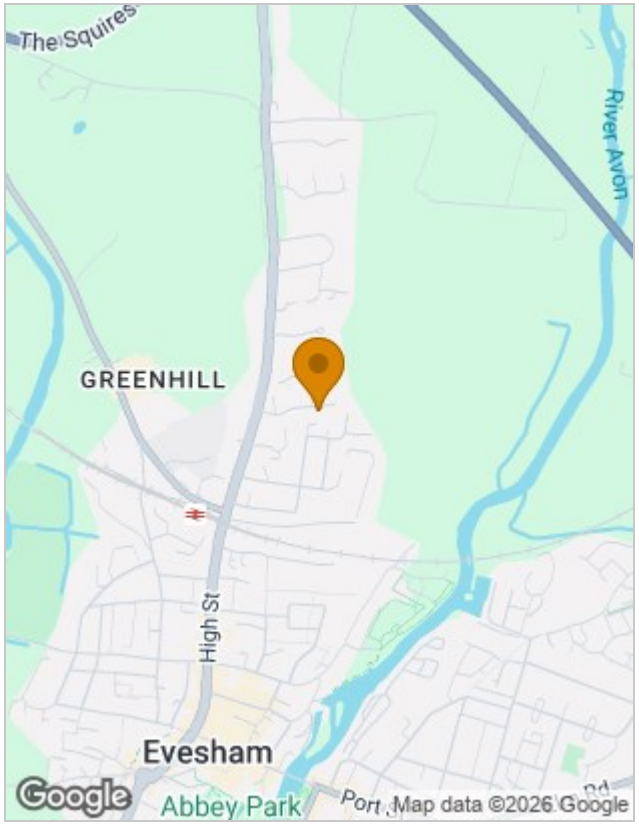
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.

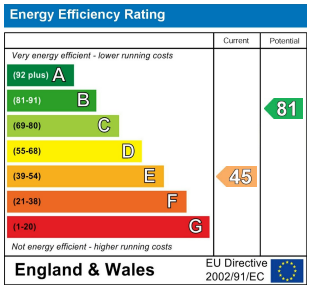
Floor Plans



Location Map



Energy Performance Graph



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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