



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

22 Leslie Avenue, Worcester. WR3 7DF

Guide Price £400,000

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A traditional extended semi detached family home, offering spacious, versatile and well presented accommodation with a generous mature garden enjoying a high degree of privacy. Situated in a quiet cul-de-sac within this popular and sought after residential area of Worcester, with easy access to the city centre, national road and rail networks.

Accommodation: Reception Hall, open-plan Lounge Dining Kitchen, Side Entrance/Utility Room, four double Bedrooms (1 having an En-Suite Shower Room) and Family Bathroom.

Outside: To the front is a gravelled driveway, providing off road parking, leading to the front door and pedestrian side entrance. To the rear is a generous mature garden, predominantly laid to lawn with brick Workshop and separate storage area, private patio area and steps leading down to the garden. At the bottom of the garden is a large Garden Room/Home Office (with power and light). Outside cold water tap and outside courtesy lights.

Lounge: - 3.86m x 3.33m (12'8" maximum x 10'11")

Dining Room: - 5.16m x 3.51m (16'11" x 11'6")

Kitchen: - 5.16m x 2.57m (16'11" x 8'5")

Utility Room: - 3.35m x 1.63m (11'0" x 5'4")

Bedroom 1: - 4.8m x 3.33m (15'9" x 10'11")

En-Suite: - 2.49m x 1.5m (8'2" x 4'11")

Bedroom 2: - 3.48m x 3.2m (11'5" x 10'6")

Bedroom 3: - 3.76m x 3.2m (12'4" maximum x 10'6")

Bedroom 4: - 5.28m x 2.13m (17'4" x 7'0" maximum)

Bathroom: - 2.26m x 1.85m (7'5" x 6'1")

Garden Room / Home Office: - 5.99m x 2.77m (19'8" x 9'1")





- Extended traditional semi detached family home
- Gas central heating & UPVC double glazing
- Generous mature private garden
- Viewing highly recommended
- Spacious versatile & well presented accommodation
- Off road parking
- Popular & sought after residential area
- Council Tax Band: C

