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5 Layton Avenue, Malvern, WR14 2ND

£400,000

A beautifully presented detached bungalow situated in a popular and convenient residential location, close to local shops and amenities. The property has been renovated to a high standard and offers spacious and well-proportioned accommodation comprising an entrance porch, entrance hallway, sitting room with dining area off, kitchen, study/breakfast room, three bedrooms, all with built-in wardrobes, family bathroom and garage with electric roller door. Externally, the property benefits from attractive wraparound gardens extending to the front and side, together with a block-paved driveway providing off-road parking. Situated in a quiet residential location, the property is offered in excellent condition throughout. An early internal viewing is highly recommended to fully appreciate the position, plot and spacious accommodation on offer.







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MAYFAIR OFFICE GROUP

5, Layton Avenue, Malvern, Worcestershire, WR14 2ND



ENTRANCE HALLWAY
A recessed porch with UPVC front door featuring obscured and decorative glass panels opens into the entrance hallway. The hallway has a radiator, built-in storage cupboard and a further built-in boiler cupboard housing a wall-mounted Worcester gas combination boiler. Doors provide access to the principal rooms.



SITTING ROOM
A dual-aspect room with front- and side-facing UPVC double-glazed windows overlooking the gardens. The room benefits from two radiators, television points and a cast living-flame-effect fire with quartz stone surround and hearth.

DINING AREA
Front-facing UPVC double-glazed window, wood-block flooring, radiator, and telephone and broadband connection points.



KITCHEN
Rear-facing UPVC double-glazed window. The kitchen is fitted with Shaker-style eye-level and base units with wood-effect worktops over, together with an inset stainless-steel sink and drainer unit. There is space for a gas or electric cooker with stainless-steel extractor hood over, space and plumbing for a washing machine, and space for further appliances.

Additional features include tiled splashbacks, spotlighting and a radiator. A double-glazed obscured-glass door provides access to the outside.



BREAKFAST ROOM / STUDY
Rear-facing UPVC double-glazed window and UPVC double-glazed door opening onto the rear garden. The room benefits from an electric heater, spotlighting, radiator and wood-effect flooring. An oak door provides access to the garage.

GARAGE
Fitted with an electric roller door, power and lighting, together with access to utilities and space for additional appliances.



BEDROOM ONE
Front-facing UPVC double-glazed window overlooking the front garden. Built-in double wardrobe with drawers below and radiator.

BEDROOM TWO
Rear-facing UPVC double-glazed window. Built-in double wardrobe with drawers below and radiator.

BEDROOM THREE
Front-facing UPVC double-glazed window, built-in double wardrobe with drawers below and radiator.

BATHROOM
Obscured UPVC double-glazed window. Panel bath with shower attachment over and glass shower screen, low-level WC and wash basin with storage cupboard below. Heated towel rail, built-in airing cupboard, spotlighting and extractor fan.

GARDENS
The property benefits from attractive wraparound gardens extending to the front and both sides. The gardens are enclosed by high-level privacy fencing and hedging and are predominantly laid to lawn, with established shrubs and young fruit trees.

There are timber garden shed and a courtyard area to the rear, which is accessed from the study/breakfast room. Gated pedestrian access is available from the front, with a block-paved driveway leading to the porch and an additional stone pathway extending around the side of the property.

The gardens provide further areas of lawn and enjoy attractive views towards the surrounding hills in the distance.

To the front of the garage is a block-paved driveway providing off-road parking for one vehicle. The garage is fitted with an electric roller-style door.

DIRECTIONS
From the office of Allan Morris proceed along Worcester Road and go straight on at the traffic lights, going past Malvern Link Common on the right hand side and turn right just after the common, into Pickersleigh Road. At the T-junction turn right and first left following Pickersleigh Road, take the third turn on the left into Layton Avenue. Number 5 is the left hand side. For more details please call the Malvern office on 01684 561411.











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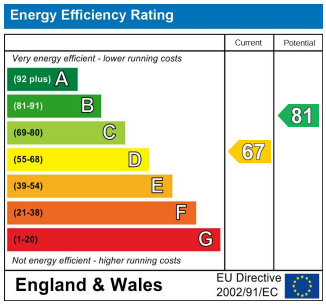
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: D

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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