Denny & Salmond

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Residential Sales & Letting Agents

64 St. Andrews Road

Malvern, WR14 3PP

Guide Price £750,000

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Located in a popular residential area, this impressive extended detached house offers a perfect blend of classic elegance and modern versatility. Retaining many original features, in brief the accommodation comprises, four/ five well-proportioned bedrooms, three bathrooms and two/three reception rooms, with an extensive kitchen dining family room, this home provides ample accommodation for families or those seeking extra space for guests.
One of the standout features of this property is the self-contained detached annexe, which offers a multitude of possibilities. Whether you envision it as a guest suite, a home office, or a space for extended family, this additional living area enhances the overall appeal of the home. Outside, the property benefits from a generous rear garden, where the stunning views of the Malvern Hills provide a picturesque backdrop, inviting you to enjoy the natural beauty that surrounds you. With driveway parking at the front of the property for up to four vehicles, is a rare find in such a desirable location.

Entrance Porch

6'2" x 5'6" (1.9m x 1.7m)

Glazed front door opens into the Entrance Porch. With an original arched window to the side aspect and a further double glazed window to the rear. Door to the Entrance Hall.

Entrance Hall

With doors off to the Drawing Room, Sitting Room and Cloakroom. Upright radiator and stairs rise to the First Floor.

Drawing Room

14'1" x 11'5" (4.31m x 3.50m)

Currently used as a Playroom, this light room benefits from a newly installed multi-fuel burner with hearth. Cupboards with shelving above fitted into the chimney recess and double glazed box window to the front aspect providing views towards Bredon Hill. Exposed wooden flooring, picture rail and radiator.

Cloakroom

The Cloakroom is fitted with a white suite, comprising low flush WC and pedestal wash hand basin with tiled splashback. Chrome "ladder" style radiator, extractor, tiled flooring and door to a useful under stairs storage cupboard, housing the gas meter and electric fuse board.

Sitting Room

12'11" x 10'11" (3.96m x 3.33m)

Benefitting from a newly installed multi-fuel burner with hearth, exposed wooden floorboards, radiator and picture rail. Doorway to Bedroom Two, currently used as an additional Living Room and opening to the Kitchen Dining Family Room.

Kitchen Dining Family Room

30'1" x 14'2" (9.18m x 4.32m)

The Kitchen Area is fitted with base and eye level white high gloss units, with working surfaces and tiled splashback. Under counter sink unit with mixer tap, two integrated dishwashers, slot in cooker with five ring gas hob and oven below. Double glazed window to the rear aspect, overlooking the rear garden. Tiled flooring with under floor heating, spotlights and extensive Fakro windows to ceiling providing natural light throughout.

The Dining Family Area, has plenty of room for a table and soft furnishings, perfect for entertaining. With the continuation of tiled flooring, Velux windows and triple-fold doors opening out to the adjoining Patio and garden beyond. Door to the Utility.

Utility

8'10" x 6'6" (2.7m x 2m)

With space and plumbing for a washing machine and space for a further appliance with working surface above. Wall mounted "Baxi" boiler and double glazed window to the side aspect. Tiled flooring and extractor.

Bedroom Two

16'7" x 11'8" (5.08m x 3.56m)

Currently used as an additional Living Room, with an original arched window to the side aspect and double glazed box window to the front aspect. Tiled flooring with under floor heating and door to the En-Suite.

En-Suite Shower Room

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin with tiled splashback and double shower cubicle with tiled walls and glazed screen. Continuation of tiled flooring, extractor and spotlights to ceiling. Double doors open to a useful storage cupboard with shelving and hanging rail.

First Floor

From the Entrance Hall, stairs rise and return to the First Floor. With doors off to all Bedrooms and Bathroom, doble glazed windows to the side and front aspects and exposed wooden floorboards. Radiator and access to roof space via hatch.

Bedroom One

16'5" 11'8" (5.01m 3.58m)

Double glazed window to the rear aspect overlooking the rear garden and views towards the Malvern Hills. Spotlights to ceiling, radiator, stairs to a converted attic room and door to En-Suite.

En-Suite Shower Room

Fitted with a white suite comprising vanity unit with sink inset, tiled splashback and low flush WC. Double shower cubicle with "Triton" electric shower, tiled walls and glazed screen. Chrome "ladder" style radiator, extractor and spotlights to ceiling.

Attic Room

18'4" x 8'6" narrowing to 4'11" (5.6m x 2.6m narrowing to 1.5m)

The Attic room, with restricted head height, has double glazed Keylite window to the rear aspect, providing natural light, radiator and storage cupboards built into the eaves.

Bedroom Three

14'7" x 11'5" (4.46m x 3.50m)

Double glazed box window to the front aspect providing views towards Bredon Hill. Picture rail, radiator and a further double glazed window to the side aspect.

Bedroom Four
12'11" x 10'1" (3.96m x 3.08m)
Double glazed window to the rear aspect, overlooking the rear garden and having views of the Malvern Hills. Picture rail and radiator.

Bedroom Five
12'11" x 7'6" (3.96m x 2.29m)
Double glazed window to the rear aspect, overlooking the rear garden and towards the Malvern Hills. Picture rail and radiator.

Family Bathroom
Fitted with a white suite comprising, pedestal wash hand basin with tiled splashback, low flush WC and panel bath. Obscured double glazed window to the front aspect, chrome "ladder" style radiator, extractor and spotlights to ceiling.

Detached Annexe
The Detached Annexe is approached from the Garden.

Kitchen Dining Living Room
20'5" x 20'2" narrowing to 10'2" (6.23m x 6.16m narrowing to 3.1m)
With two sets of double glazed French Doors allowing access into the open plan Kitchen Dining Living Room. Tiled flooring throughout the Annexe, with under floor heating.

The Kitchen Area is fitted with base and eye level units with working surfaces and tiled splashback. Integrated single electric oven with two ring electric hob above, sink unit with mixer tap, integrated dishwasher and fridge. Spotlights to ceiling, extractor, double glazed window to the rear aspect.

Double Bedroom
12'1" x 9'8" (3.70m x 2.97m)
Double glazed window to the rear aspect and sliding door to the En-Suite.

En-Suite Shower Room
Fitted with a white suite, comprising low flush WC, floating sink unit with tiled splashback and double shower cubicle with electric "Triton" shower, tiled walls and glazed screen. Extractor, spotlights to ceiling and double glaze window to rear aspect.

Store Room
15'3" x 7'1" (4.65m x 2.17m)
Double glazed French doors open into a Store Room, with wall mounted electric fuse board and spotlights to ceiling.

Outside
To the rear of the property is a large paved patio, with steps up to the Garden, which is predominantly laid to lawn with raised beds. Numerous trees and shrubs provide shade within this south west facing garden. The Annexe is located at the far end of the Garden. Gated side access leads to the front of the property.

To the front of the property is driveway parking for several vehicles.

Council Tax Band
We understand that this property is council tax band F.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Road Map

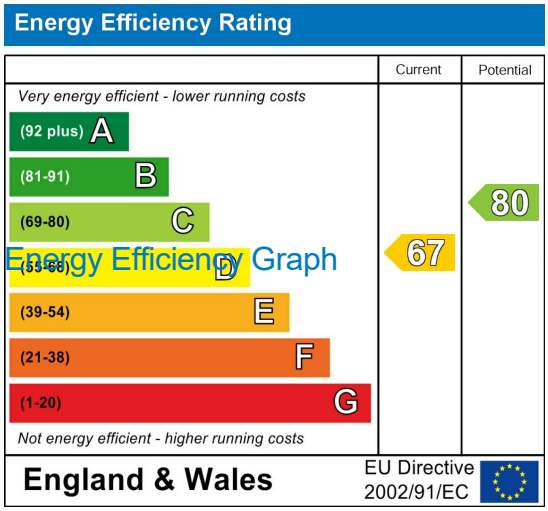
Hybrid Map

Terrain Map

Floor Plan

APPROXIMATE GROSS INTERNAL FLOOR AREA:
House: 181 sq m (1,950 sq ft)
Annexe: 53 sq m (571 sq ft)
Total: 234 sq m (2,521 sq ft)

Energy Efficiency Rating



Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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