



## Quietways 11 Hayslan Green Malvern, WR14 2RG

With a splendid outlook towards the Malvern Hills, 11 Hayslan Green presents an exceptional opportunity to acquire a delightful, refurbished detached bungalow. This inviting property is situated at the head of a small cul de sac and has the benefits of ample driveway parking along with a detached garage. The rear gardens are primarily laid to lawn with patio seating areas to catch the sun.

The bungalow features a dining room, living room, conservatory and refitted kitchen, along with three bedrooms and a stylish refitted bathroom. A new boiler has been recently installed.

Viewing is via the Agent and is highly recommended. EPC Awaited

**£325,000**



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Malvern, WR14 2RG



## Entrance Porch

A recessed Entrance Porch with attractive tiled flooring leads to a part glazed entrance door into the Reception Hall.

## Reception Hall

Wood effect flooring, radiator, built-in double storage cupboard and doors to the Living Room, Dining Room and open plan access to the Kitchen.

## Dining room

10'0" x 12'3" (3.06 x 3.75)

Double glazed window overlooking the rear garden, radiator, wood effect flooring and dado rail.

## Living Room

10'5" x 14'5" (3.19 x 4.40)

Original wood flooring, two double glazed windows to side, radiator, TV point and double glazed sliding doors into:

## Conservatory

5'8" x 13'4" (1.75 x 4.08)

The Conservatory is constructed of a brick base with UPVC double glazed windows and polycarbonate roof. Wood flooring, power points, wall lights and stable door leading to the rear garden.

## Kitchen

9'10" x 7'10" (3.00 x 2.40)

The Kitchen has been re-fitted with a range of high gloss base and eye level units incorporating one and a half bowl sink unit with contemporary mixer tap, tiled splashback and wood effect work surfaces. Integrated electric oven with four burner gas hob and stainless steel extractor hood. Space for fridge freezer, plumbing for washing machine, spotlighting, double glazed window to side, wood effect flooring and cupboard housing newly installed Worcester Bosch combination gas central heating boiler.

From the Kitchen an opening leads to the:

## Inner Hallway

Hatch to loft space, flooring as before, storage area and doors to three bedrooms and bathroom.

## Bedroom One

11'11" x 10'11" (3.64 x 3.34)

Double glazed window to side, radiator.

## Bedroom Two

11'8" x 9'8" (3.57 x 2.96)

Double glazed window to front, picture rail, radiator.

## Bedroom Three

8'9" x 11'6" max (2.69 x 3.52 max)

Double glazed window to front taking full advantage of glorious views towards the Malverns. Picture rail, radiator.

## Bathroom

The stylish Bathroom is newly fitted with a space-saving bath with mains shower over with rainfall head and glazed screen. Vanity wash hand basin with cosmetic drawers below and low-level WC. Attractive brick effect tiling, ceramic tiled floor, two double glazed windows to side, extractor vent and heated towel rail.

## Outside

Approached at the head of the cul-de-sac, a picket fence encloses the fore garden which has a corner bed planted with mature shrubs and leads to the block paved parking area for several vehicles. This continues to the side of the property to the Detached Garage and Garden.

The rear garden is primarily laid to lawn with a gravelled space with circular patio seating area. A small patio also adjoins the conservatory and the rear of the property, providing a further sheltered seating area. To the side gated access leads back to the front of the property. The plot is enclosed by timber fencing to all sides.

The Detached Garage has a metal up and over door and a timber storage shed to the rear.

## Council Tax Band

We understand that this property is council tax band C

This information may have been obtained via [www.voa.gov.uk](http://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.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## 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

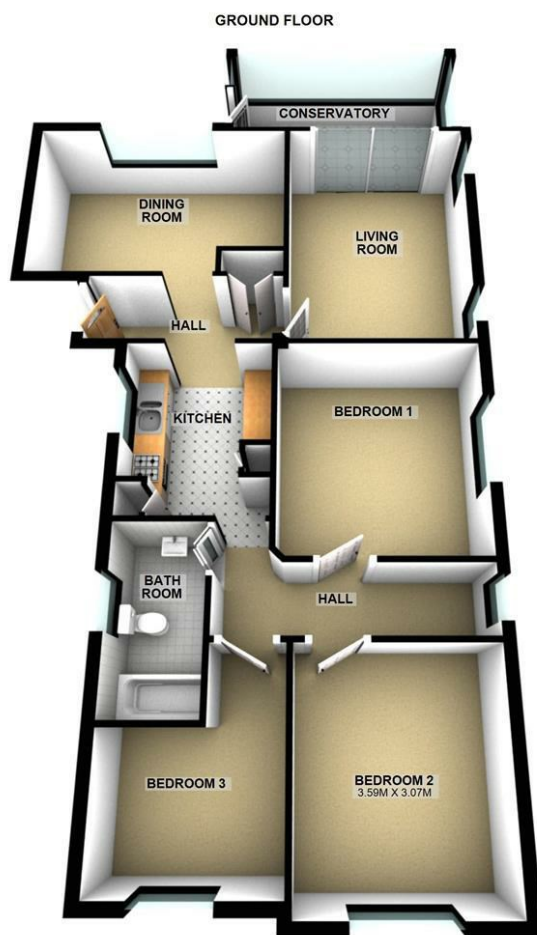
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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







## Floor Plan



11 HAYSLAN GREEN, MALVERN

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		83	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
<p>EU Directive 2002/91/EC</p> <p><b>England &amp; Wales</b></p>			<p>EU Directive 2002/91/EC</p> <p><b>England &amp; Wales</b></p>		