



**Allan Morris**  
estate agents

**7, Bamford Close, Guarlford, Malvern,  
WR13 6PF**

 **MAYFAIR**  
OFFICE GROUP



## Bamford Close, Malvern, WR13 6PF

7 Bamford Close is a spacious and well-presented four bedroom detached family property situated in a quiet cul-de-sac location in the village of Guarlford. The property is situated in a cul de sac position benefitting from a generous plot especially at the rear. Comprising; entrance porch, hallway, lounge dining room, conservatory, kitchen, downstairs cloakroom, first floor landing, four double bedrooms, family bathroom. To the fore is a double driveway in front of a double garage, with planted front garden. To the rear is a very well stocked and landscaped rear garden that wraps around the property, with timber garden shed and summer house and a pond water feature. Further benefits from double glazing and warm air central heating. The property offers a delightful village position, within easy reach of Malvern and Upton. We highly recommend an early viewing.

### LOCATION

Bamford Close is situated in the heart of the village of Guarlford. The village is located just Easy of Barnards Green which offers a wide range of facilities including shops, a post office and cafes. The historic Spa town of Great Malvern sits just beyond with the famous Malvern Theatres, Waitrose and a great range of cafes and restaurants. The Malvern Hills themselves and surrounding common land offer 3000 acres of beautiful open space, with an extensive range of footpaths and bridleways offers views over the Severn Valley to the East and the Welsh border to the West. If education is important, Malvern has exceptional public and private schooling, with further options available in nearby Worcester or Cheltenham. Commuters are well catered for with access to the national motorway network via the M5 and M50 nearby. Great Malvern railway station or the recently completed Worcester Parkway provide rail links to Birmingham (just over an hour), London Paddington (3 hours), Worcester, Hereford, and Oxford. Birmingham Airport and Bristol Airport are around an hour's drive away in either direction.



### PORCH 5'4" x 4'10" (1.64m x 1.49m)

uPVC front door opens to porch, wooden double doors open into:

### ENTRANCE HALLWAY 5'5" x 10'4" (1.66m x 3.17m)

Steps to first floor, telephone point, door to:

### WC

Side facing window, low level WC, wash basin.

### LOUNGE DINING ROOM 23'1" x 12'0" (7.06m x 3.66m )

Front facing uPVC window, electric fire and decorative surround, television point, wood effect flooring, large understairs storage cupboard, rear facing window, sliding patio doors to the conservatory.

### CONSERVATORY 6'10" x 18'4" (2.10m x 5.59m)

Double glazed conservatory overlooking the garden, sliding doors open to the garden.

**KITCHEN 17'3" x 8'6" (5.28m x 2.61m)**

Rear facing double glazed window, range of wooden eye and base level units, worktop with inset one and a half sink and drainer unit, space for electric cooker, space and plumbing for washing machine and dish washer, display cabinets, cupboard housing warm air central heating boiler, large larder style cupboards, side facing door and window.

**FIRST FLOOR LANDING**

Airing cupboard, doors to:

**BEDROOM ONE 11'5" x 11'10" (3.48m x 3.61m)**

Front facing double glazed window, range of fitted bedroom furniture, storage, door to:

**ENSUITE 6'9" x 4'10" (2.06m x 1.48m)**

Side facing obscure double glazed windows, low level WC, wash basin, recessed shower cubicle, electric heated towel rail.

**BEDROOM TWO 9'7" x 12'2" (2.94m x 3.72m)**

Front facing double glazed window, fitted bedroom furniture, built-in wardrobe.

**BEDROOM THREE 11'5" x 8'10" (3.49m x 2.71m)**

Rear facing double glazed window, built in wardrobe.

**BEDROOM FOUR 7'7" x 7'10" (2.32m x 2.41m)**

Rear facing double glazed window.

**BATHROOM 4'10" x 10'1" (1.48m x 3.08m)**

Rear facing double glazed window, wash basin, low level WC, corner shower cubicle, electric heated towel rail.

**OUTSIDE - FRONTAGE**

Driveway to the fore of the double garage for 2 cars, front garden is planted with shrubs, gated side access to the rear.

**REAR GARDEN**

Generous rear garden, widens at the rear enclosed by timber fencing, extensively planted with slab and gravel paths and slabbed seating areas, timber pergola and timber garden shed, pond water feature, outside tap.

**GARAGE 16'6" x 14'8" (5.03m x 4.49m)**

Up and over style door, power and light, rear courtesy door.

**DIRECTIONS**

From Great Malvern, proceed down Church Street, continuing in to Barnards Green Road. At the traffic island take the third exit on to Guarlford Road and follow this in to Guarlford village, follow the road round the church to the right after which a left hand turn takes you into Bamford Close where the property is found on the left hand side as indicated by the agent's for sale board.

**ADDITIONAL INFORMATION**

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 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: E

ENERGY PERFORMANCE RATINGS: Current: Potential: TBC

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

**ASKING PRICE**

£495,000



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## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Material Information Report









