



# Hornyold Avenue, Malvern, WR14 1QJ

A well presented semi-detached period home in a sought after area of Malvern. The property comprises:- entrance porch and reception hall, sitting room with open fireplace and stripped wood floor with glass bi-fold doors to the dining room, cloakroom, large breakfast kitchen with doors to a conservatory which wraps round the house and has a utility room at the rear. To the first floor are four bedrooms with the master having an en suite bathroom, plus a family bathroom and separate WC. Outside there is off road parking and a tandem garage to the side. The garden at the front is lawned with path to the house. The rear garden is private and has a sunny aspect with a view of the hills and has been landscaped to give areas to play and to sit and relax. Viewing is highly recommended to appreciate the position and the accommodation on offer.



## **ENTRANCE PORCH 6'3" x 7'5" (1.91m x 2.28m)**

Multipaned and wooden door gives access to the entrance porch with front facing windows, tiled floor, shelf with coat hooks under, glazed door to hallway:-

## **ENTRANCE HALLWAY**

Under stairs storage cupboard, stripped wooden floorboards, radiator, doors to:-

## **SITTING ROOM 16'3" x 13'3" into bay (4.97m x 4.06m into bay)**

Square bay window with front and side sashes and view of the hills, picture rail, fireplace with open fire and mantle over with tiled hearth, stripped wooden floorboards, telephone point, television aerial, wall mounted three radiators, glazed bi fold doors through to:-

## **DINING ROOM/STUDY 12'5" x 11'3" (3.80m x 3.45m )**

Two side facing sash windows, picture rail, double panel radiator, return door back to hallway.

## **CLOAKROOM**

Side facing sash window with obscure glass, two piece white suite comprising low level WC, round wash hand basin on table, cupboard housing gas central heating boiler and storage under.

## **BREAKFAST KITCHEN 17'5" x 11'8" (5.31m x 3.58m)**

Side aspect sash window, side door leading and double doors leading to conservatory. Range of eye and base level units with wooden block surround work top over and tiled upstand, integral fridge and integral dishwasher, recess space for Range oven and hob, Belfast sink with mixer tap over, double panel radiator, travertine tiled flooring:-

## **CONSERVATORY 20'2" x 6'0" max (6.17m x 1.85m max)**

Double glazed conservatory with polycarbonate roof, double doors to patio area, tile floor, power and light.

## **UTILITY ROOM 6'7" x 9'2" (2.02m x 2.80m)**

Rear facing obscure glazed window, range of eye and base level units

with work top over, single drainer sink unit with mixer tap over, space and plumbing for washing machine, space for freezer, space for tumble dryer, ceiling spotlights, ceramic tiled floor, radiator.

#### **LANDING**

Stairs from the ground floor lead to first floor landing, radiator, loft hatch access and doors to:-

#### **BEDROOM ONE 11'8" x 12'0" (3.57m x 3.67m)**

Side facing sash window, radiator, door with steps leading down to:-

#### **EN-SUITE BATHROOM 9'1" x 5'5" (2.79m x 1.66m)**

Side facing sash window, three piece white suite comprising bath with mixer shower over and tiled splash surround, low level WC with push flush, pedestal wash hand basin with tiled splash back, ceiling spotlights, wall mounted heated towel rail.

#### **BEDROOM TWO 11'3" x 12'5" (3.45m x 3.81m)**

Two side facing sash windows, feature fireplace, radiator, telephone point.

#### **BEDROOM THREE 12'5" x 9'3" into recess (3.81m x 2.82m into recess)**

Front facing sash window, radiator, feature fireplace with surround, telephone point.

#### **BEDROOM FOUR 8'0" x 8'11" (2.44m x 2.72m)**

Front facing sash window, radiator.

#### **BATHROOM 7'11" x 5'11" (2.43m x 1.81m)**

Side facing sash window, three piece suite comprising, roll top bath with mixer tap, pedestal wash hand basin, separate shower cubicle with mixer shower, ceiling spotlights, ceramic tiled floor, extractor fan, wall mounted towel radiator.

#### **SEPARATE WC**

Side facing sash window, low level WC, single panel radiator, tiled floor.

#### **OUTSIDE**

To the FRONT there is separate parking for a car and a tandem garage. The property is accessed via an iron front gate with path leading to the front door. The front garden is enclosed by Malvern stone walling and is mainly laid to lawn, there is also a border with shrubs and planting and an access gate leading to the rear garden and side of property.

To the REAR there is a small area which leads to the conservatory and also has an outside tap. Steps lead up to the rear garden which has been extensively landscaped with raised oak sleeper and deep shrub beds to the side and a level lawn. The borders are wide, stocked with shrubs for ease of maintenance and a good degree of privacy.

#### **DIRECTIONS**

From the Allan Morris office on Worcester Road, continue along the road to the traffic lights, turn left into Newtown Road and an immediate first left into Hornydold Road. Before the road rises, take the right hand turn into Hornydold Avenue, No 24 can be found on the left hand side. To arrange a viewing or with any queries on the property please call Allan Morris on 01684 561411.

#### **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 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: C

**ENERGY PERFORMANCE RATINGS:** Current: E45 Potential: C73

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

#### **ASKING PRICE**

Offers over £640,000



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