



165 Brookfarm Drive

Malvern, WR14 3SL

£285,000



165 Brookfarm Drive

Malvern, WR14 3SL

£285,000



Entrance Hall

UPVC double glazed entrance door with glazed side panel leads into the entrance hall with staircase rising to the First Floor Landing, radiator and doors to both the Living Room and Dining Kitchen.

Living Room

4.46 x 3.62

Double glazed picture window to front aspect, radiator, wood effect flooring, TV point.

Dining Kitchen

3.58 x 4.46

The Kitchen is fitted with the range of grey painted base and eyelevel units with ceramic one and a half bowl sink unit and swan neck, mixer tap. Tiled splash back, integrated Neff double oven with four ring hob and extractor hood over. Integrated dishwasher, wine rack and space for fridge freezer. Under stairs storage cupboard with shelving, vertical radiator and from the Dining Area French doors lead to the Conservatory beyond.

Conservatory

13'3" x 11'8" (4.04 x 3.56)

The Conservatory is of UPVC and double glazed construction under a warm roof with French doors leading to the rear garden beyond. Ceramic tiled flooring, radiator, central light and built-in bookshelves.

First Floor Landing

From the Entrance Hall, the staircase rises to the First Floor Landing with dado rail, radiator, hatch to loft

space. Airing cupboard housing Worcester combination gas central heating boiler and shelving. Doors lead to all rooms.

Bedroom One

9'7" x 11'8" (2.94 x 3.58)

Double glazed window to rear overlooking the rear garden, radiator.

Bedroom Two

11'11" x 11'8" (3.65 x 3.57)

Double glazed window to front with a view of the Malvern hills, radiator,

Bedroom Three

2.67 x 1.81

Double glazed window to fronts with views of the Malvern, radiator.

Bathroom

The Bathroom is fitted with a white suite, comprising panelled bath with mains shower over and glazed screen. Pedestal wash and basin, low level WC, radiator, part tiling to walls and obscured double glazed window to rear.

Garage

The Garage has a metal up over door, light, power, plumbing for washing machine and courtesy door to the rear garden.

Outside

To the front of the property is a lawned foregarden with ornamental cherry tree and shrub hedging. A block pave driveway provides ample tandem parking

Tel: 01684 561866

and leads to the single garage. Gated side access leads to the rear garden.

Adjoining the rear of the property is a large paved patio seating area with timber edged shrub beds, courtesy door to the garage, water supply, outside light and timber garden shed. Steps lead up to the lawned garden enclosed by timber fencing with step stone path leading to an upper tier from which great views towards the Malvern Hills can be enjoyed.

Directions

From our Malvern office proceed on the A449 towards Ledbury, bearing left onto Peachfield Road and bearing left again onto Poolbrook Road. At the junction bear left and then immediately right in Bredon Grove. Turn right into Aston Drive and right into Brookfarm Drive. The property is located on the left.

Council Tax Band

We understand that this property is council tax band C This information may have been obtained via www.voa.gov.uk and applicants are advised to make

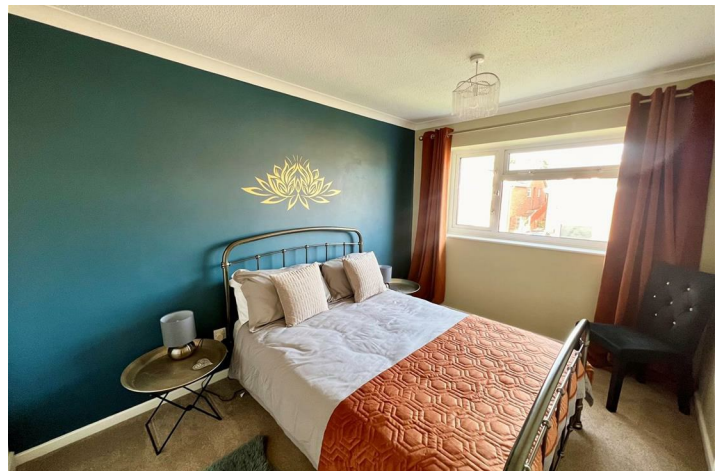
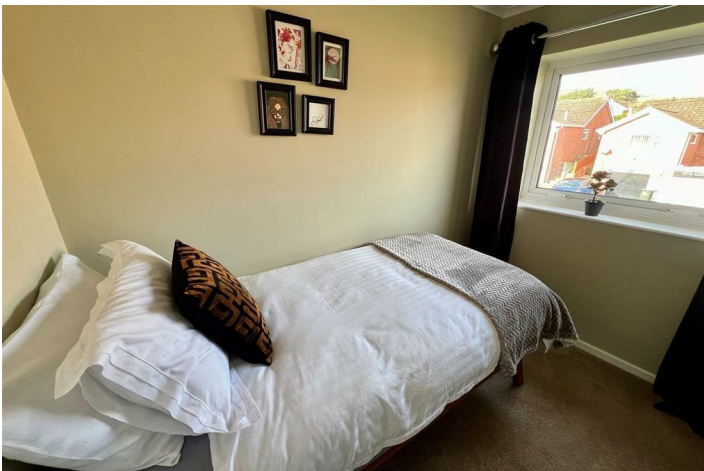
their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

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.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.



Road Map



Hybrid Map



Terrain Map



Floor Plan

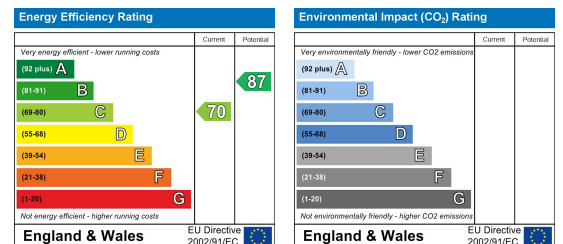


165 Brookfarm, Malvern

Viewing

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

Energy Efficiency Graph



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.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk

naea | propertymark
PROTECTED