



55 Lavender Walk

Evesham, WR11 2LN



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Offers in Excess of £400,000

An attractive detached family home enjoying a desirable cul-de-sac location and landscaped rear gardens

Entering through the front door, the accommodation comprises;

Entrance hall leading to the **living room** with an attractive, modern fire surround/ hearth and large bay window to the front.

Kitchen with a range of modern fitted cupboard units, space for a dining table and integrated appliances, including ovens, hob and sink/ drainer. A window over the kitchen sink enjoys views of the attractive gardens to the rear.

Utility room with adjoining W.C. and providing access to the integral **garage**.

Separate **dining room** with adjoining **conservatory**, opening onto the rear patio and gardens.

Upstairs, there are **three double bedrooms** (one with en-suite **shower room**), a further **single bedroom** and a **family bathroom** with a white suite, comprising a bath, basin and W.C.

The property also benefits from gas central heating and UPVC double glazing throughout.

Outside

To the front is a tarmac driveway with ample parking for four cars, shrub beds and a lawn area, bordered by a well-maintained Laurel hedge.

To the rear are beautiful, landscaped gardens, including a patio, lawns, planted borders and layered planted banks with an impressive range of

established plants. A potting shed also provides useful storage.

Location

The historic market town of Evesham sits on the banks of the river Avon, amidst beautiful Worcestershire countryside.

Lavender Walk is conveniently located for the A46/ Evesham bypass, providing easy access to Cheltenham

Approximately 14-miles from Stratford Upon Avon and 16-miles from Cheltenham, Evesham is also well connected for the M40/M42 & M5 motorways.

Evesham Railway Station offers regular direct trains to London Paddington and is only 1.8-miles from 55 Lavender Walk.

Important Notes

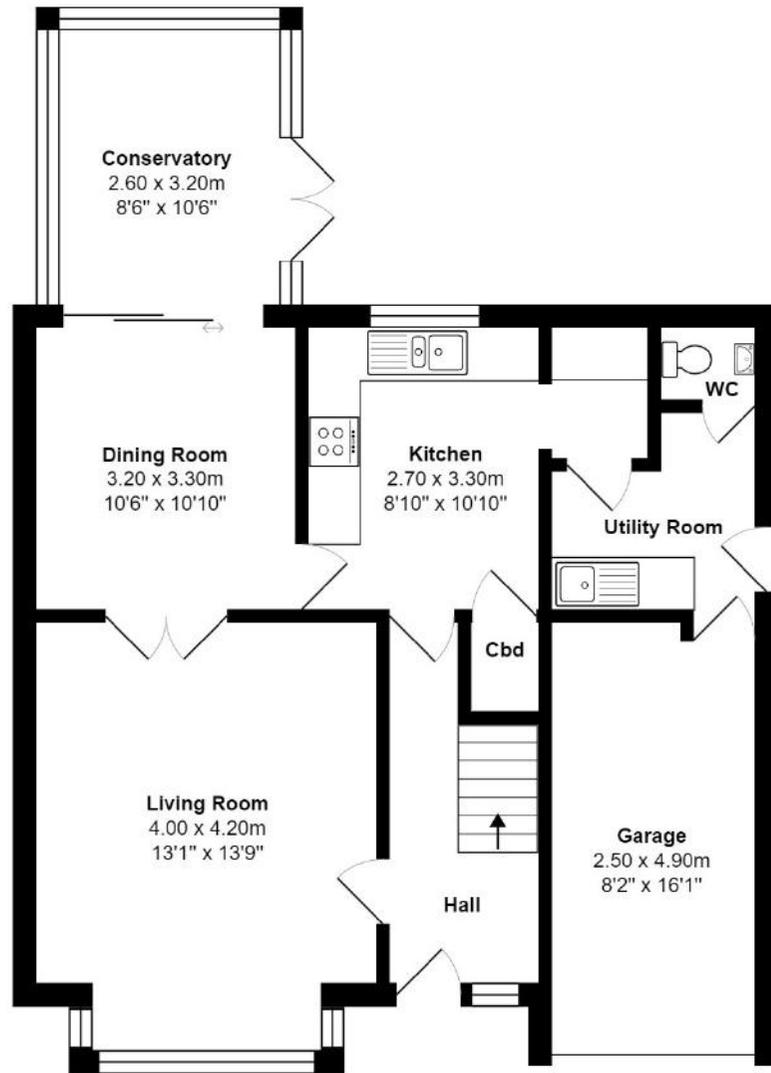
Planning enquires concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental enquires concerning the property and surrounding area can be made with Environment Agency at www.environment-agency.gov.uk

Broadband inquiries at the property concerning its availability and estimated strength and download speeds can be made with bt.com



To view this property call Johnsons Property Consultants on **01386 761515**



Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	80 C
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.