



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

44 Laugherne Road, St. John's, Worcester. WR2 5LS
£475,000

3 2 2



A truly stunning and much improved three/four bedroom detached Bungalow, enjoying spectacular, generous gardens, situated in a popular location to the west of Worcester City.

Accommodation comprising: Entrance Hall, fabulous open plan Kitchen/Lounge/Dining Room with bi-folding doors out to garden, Master Bedroom with En-Suite Shower Room, two further double Bedrooms and Family Bathroom. On the first floor: A flexible room ideal for either fourth Bedroom or Family Room with useful eaves storage off to the sides.

Outside: To the front is a generous driveway providing parking for several vehicles. To the rear are stunning generous gardens with a glorious patio seating area, lawned garden and many mature trees, shrubs and plants, offering a wonderful degree of privacy. A real oasis within the city.

LOCATION: The property is located to the West of Worcester City, providing easy access to St. John's, offering a wide range of amenities and also to the city centre itself. The property further benefits from a popular school catchment and provides easy access to motorway and rail links.

Open plan Lounge/Kitchen/Dining Room - 6.22m x 6.74m (20'4" x 22'1")

Bedroom 1 - 3.6m x 3.18m (11'9" x 10'5")

Bedroom 2 - 4.66m x 3.46m (15'3" x 11'4")

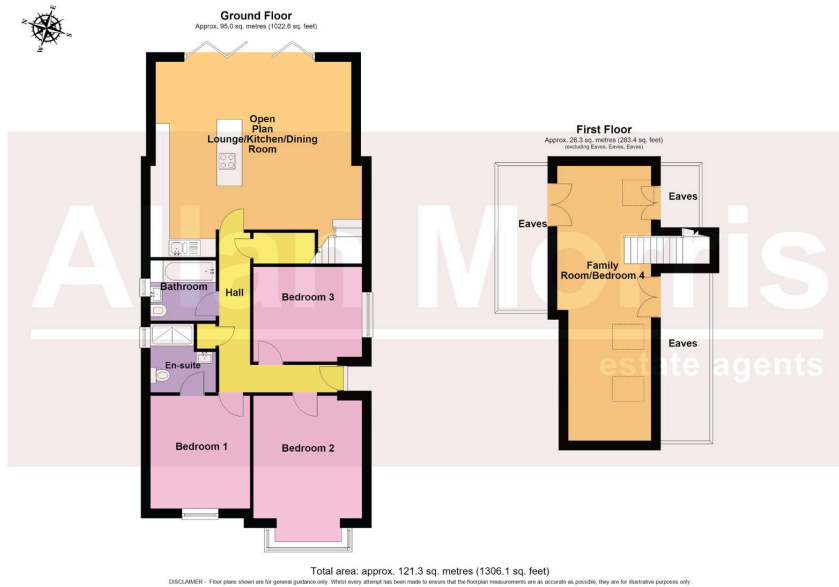
Bedroom 3 - 3.02m max x 3.46m (9'10" x 11'4")

Bathroom - 1.92m x 2.08m (6'3" x 6'9")

En-Suite - 2.19m x 2.08m (7'2" x 6'9")

Family Room/Bedroom 4 - 8.76m x 3m (28'8" x 9'10")





- Detached Bungalow
- 3/4 Bedrooms
- Deceptively spacious accommodation
- Generous driveway
- Stunning well stocked gardens
- Popular location
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	