





**6 Hill View Road, Hanbury Park, Worcester. WR2 4PJ** Offers In Region Of £800,000

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A four bedroom detached family home, situated in the sought after Hanbury Park, with local schooling, amenities and transport links.

Accommodation comprising: Entrance Hall, Sitting Room with bay window to the rear and original fireplace, Sun Room with views over garden, Dining Room, Kitchen/Breakfast Room with granite work surfaces, space for appliances and contemporary radiator, Utility/ Store Room, doors to rear garden and garaging. On the first floor: Master Bedroom overlooking rear garden, fully tiled En-Suite, three further Bedrooms and Family Bathroom with jacuzzi style bath and power shower.

Outside: Ample parking via gravelled driveway leading to garaging. The rear of the property has a good size patio area and well stocked, established lawned garden with many interesting plants, trees and bushes in excess of 100ft.

Kitchen/Breakfast Room - 4.5m x 4.3m (14'9" x 14'1")

Utility/Storage - 4.7m x 1.9m (15'5" x 6'2")

Sun Room - 5.4m x 3.2m (17'8" x 10'5")

Dining Room - 4.9m to bay x 3.8m (16'0" x 12'5")

Sitting Room - 5.4m to bay x 4.8m (17'8" x 15'8")

Master Bedroom - 5.6m x 3.8m (18'4" x 12'5")

En-suite - 3.2m x 1.4m (10'5" x 4'7")

Bedroom 2 - 4.9m x 3.8m (16'0" x 12'5")

Bedroom 3 - 3.4m x 3.2m (11'1" x 10'5")

Bedroom 4 - 5m x 3.4m (16'4" x 11'1")

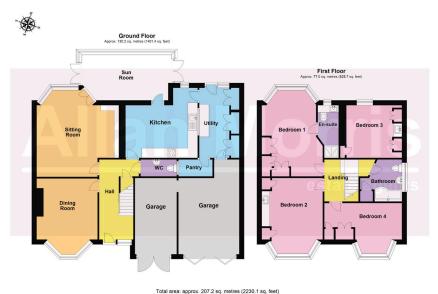
Bathroom - 2.6m x 2.6m (8'6" x 8'6")

Garage 1 - 5m x 3.4m (16'4" x 11'1")

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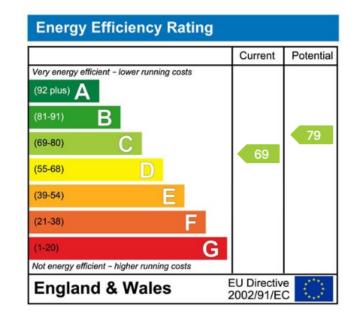
I otal area: approx. 207.2 sq. metres (2230.1 sq. teet) is shown are for general guidance only. White every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are



- 4 bedroom detached family 
   Sought after location home
- Master Bedroom with En-Suite
- Large Sitting Room with bay 
  Fully insulated Sun Room window to rear

• Furnished in an art-deco style

- Ample off road parking
  Garaging
- Well maintained landscaped · Council Tax Band G garden in excess of 100ft



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