



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

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")





Total area: approx. 207.2 sq. metres (2230.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 4 bedroom detached family home
- Sought after location
- Master Bedroom with En-Suite
- Furnished in an art-deco style
- Large Sitting Room with bay window to rear
- Fully insulated Sun Room
- Ample off road parking
- Garaging
- Well maintained landscaped garden in excess of 100ft
- Council Tax Band G

