



62A Albert Road, Evesham, WR11 4LA

Asking price £329,950





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# 62A Albert Road

Evesham, WR11 4LA

- Individually built
- Great views to the rear
- Central location
- Chain free
- Scope to personalise
- Detached
- Open aspect
- Walking distance to the Train Station, Waitrose and Prince Henrys High School
- Driveway and parking
- Conservatory

An individually built detached family home.

This one-of-a-kind, individually constructed detached residence boasts spectacular open views to the rear, offering a rare combination of privacy, scenery, and convenience. Perfectly positioned, the home is just a short stroll from local amenities including Waitrose, and benefits from excellent transport links—being within easy reach of the train station providing direct services to London Paddington. Additionally, the property falls within the highly regarded Prince Henry's catchment area, making it a desirable choice for families and professionals alike.

The thoughtfully designed accommodation comprises a welcoming entrance hall, convenient ground floor W/C, formal dining room, well-appointed kitchen with adjoining utility room, a generous living room, and a bright conservatory that opens onto the rear garden—ideal for relaxing or entertaining while enjoying the stunning backdrop.

Upstairs, the property features three well-proportioned bedrooms, including a master suite with en-suite shower room, alongside a modern family bathroom.

Externally, the home benefits from a private driveway offering off-road parking and an attractive rear garden that captures open countryside views—creating a peaceful outdoor retreat.

Offered to the market with no onward chain, this exceptional home presents a rare opportunity to secure a property in a sought-after location with both charm and convenience.



## Additional Information

**Tenure:** We understand that the property is for sale Freehold.

**Local Authority:** Wychavon District Council.

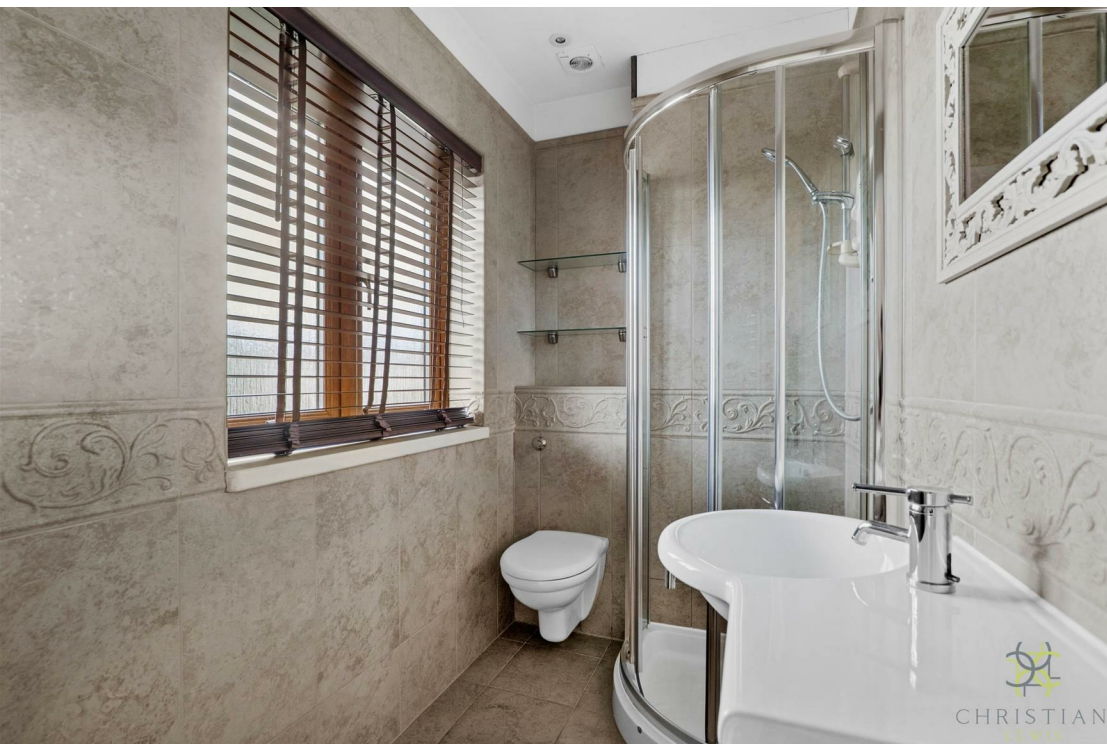
**Council Tax Band:** We understand that the Council Tax Band for the property is Band D

**EPC Rating:** D

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

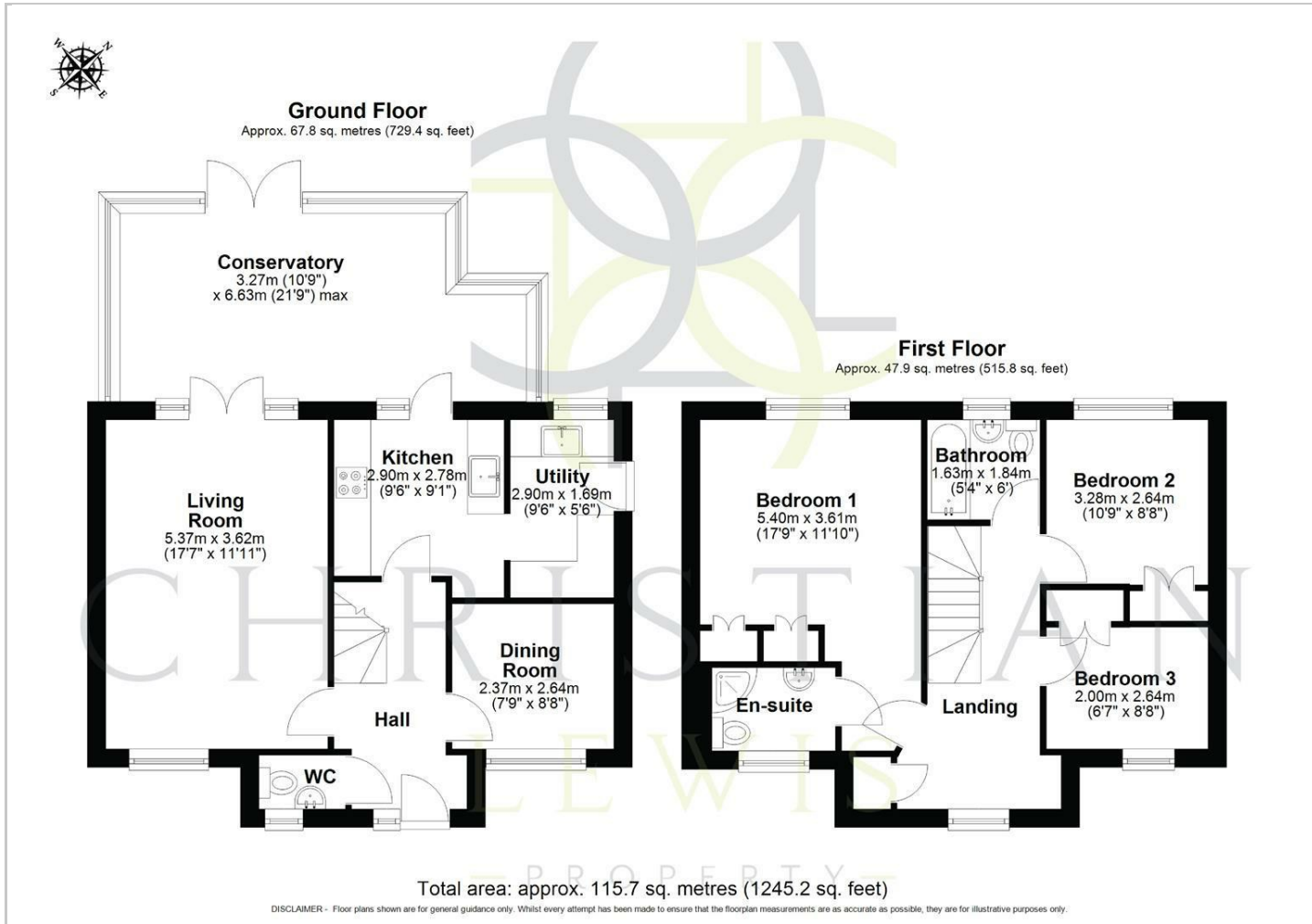






CHRISTIA  
LEWIS

## Floor Plans



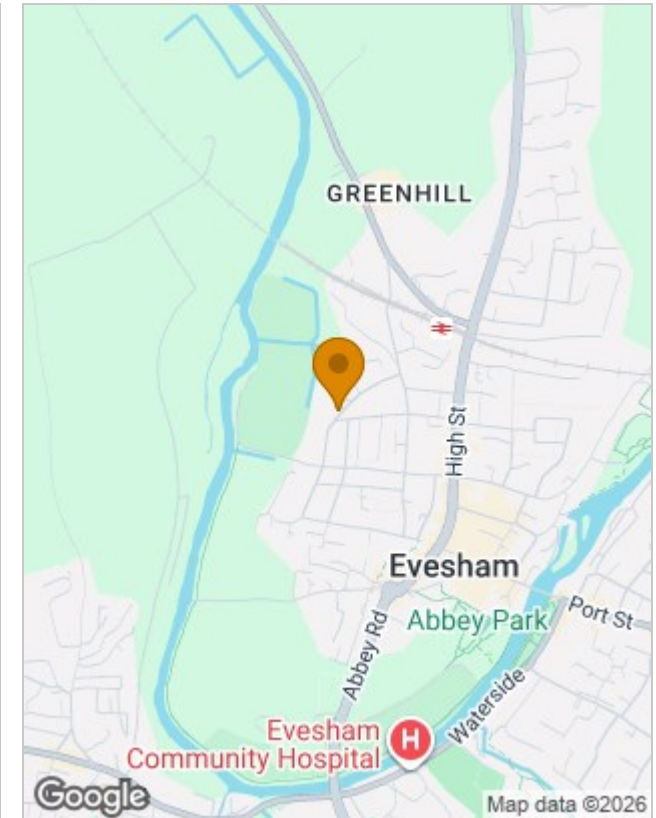
## Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

86 High Street, Evesham, Worcestershire, WR11 4EU  
Tel: 01386 442929 Email: sales@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

## Location Map



## Energy Performance Graph

