



21 Lavender Walk, Evesham, WR11 2LN

Offers over £325,000



CHRISTIAN  
LEWIS  
PROPERTY



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# 21 Lavender Walk

Evesham, WR11 2LN

- A great value family home
- Private rear garden
- Parking plus garage
- Four bedrooms, two bathrooms
- Conservatory
- Be quick

## GREAT VALUE - PRICED TO SECURE A PROCEEDABLE BUYER QUICKLY

An excellent opportunity to acquire a well-presented four-bedroom detached family home, ideally positioned at the end of a quiet cul-de-sac. The property enjoys a sunny and private rear aspect, making it particularly appealing for families seeking both space and seclusion in a highly regarded residential location.

Offering outstanding value for money, the accommodation is well-proportioned and thoughtfully arranged. The ground floor comprises a welcoming entrance hall, a comfortable living room, a separate dining room ideal for entertaining, a fitted kitchen, utility room, and a convenient ground floor WC. To the rear, a generously sized conservatory provides a versatile additional living space with pleasant views over the garden.

The first floor offers four well-sized bedrooms, including a principal bedroom benefitting from an en-suite shower room, along with a modern family bathroom serving the remaining bedrooms.

Externally, the property further benefits from a driveway providing off-road parking for multiple vehicles, a single garage, and an enclosed rear garden offering a good degree of privacy—ideal for outdoor dining and family use.

Early viewing is highly recommended to fully appreciate the location, space, and overall value this attractive family home has to offer.



## Additional Information

Tenure - Freehold

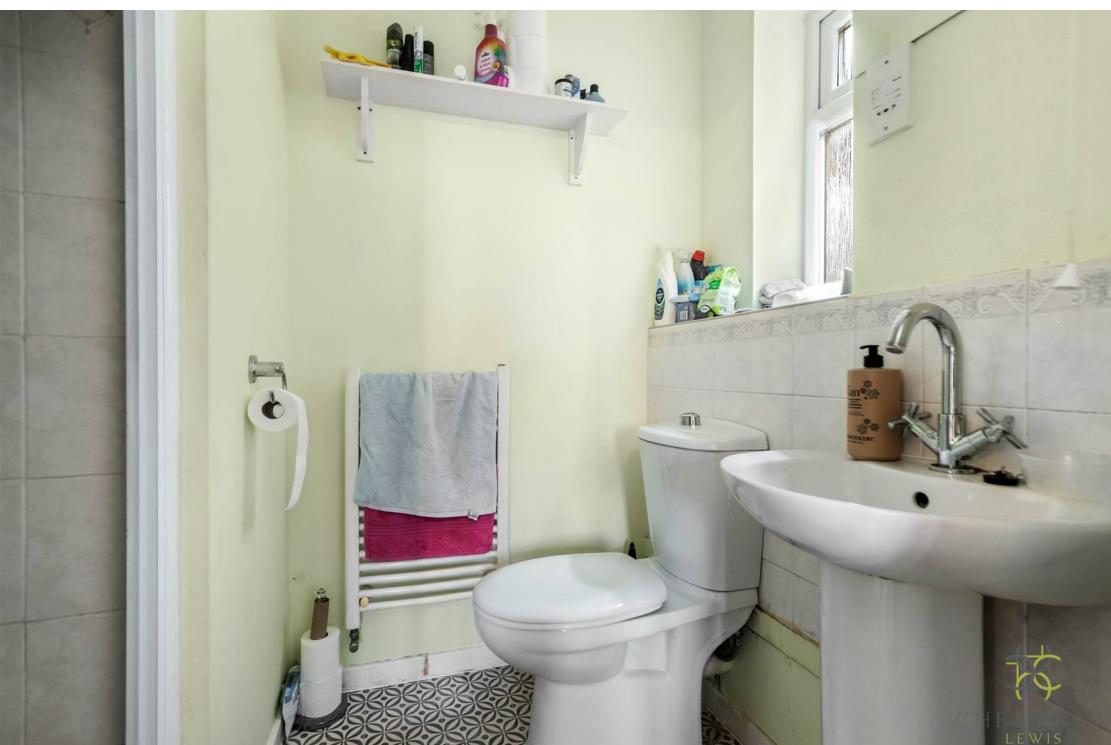
Council Tax - Band D

Local Authority - Wychavon District Council

EPC Rating - D

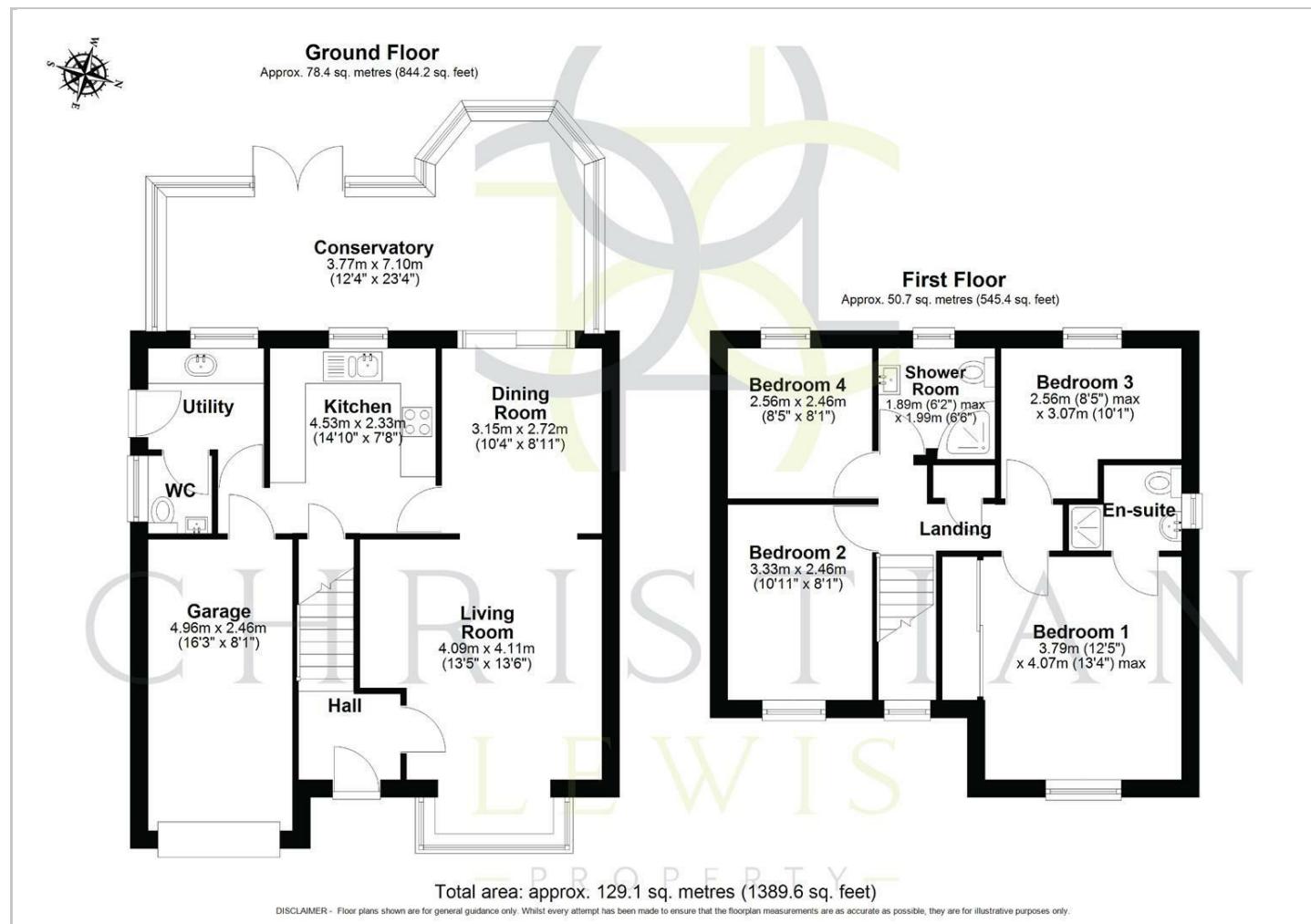
## Disclaimer

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.

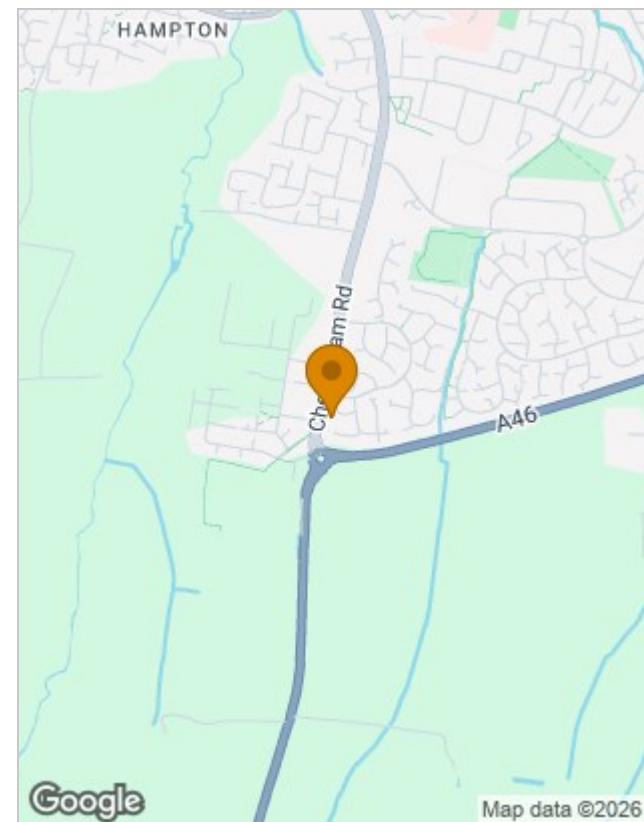




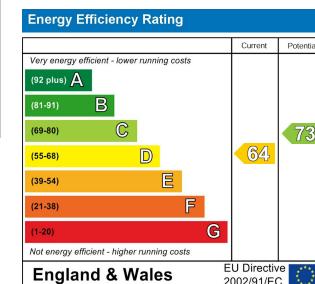
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.