



73 Burford Road, Evesham, WR11 3AG

Guide price £425,000

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CHRISTIAN
LEWIS
—PROPERTY—



73 Burford Road

Evesham, WR11 3AG

- A beautifully presented red brick family home situated over three floors
- Beautiful character features
- Bursting with charm
- Offering in excess of 2,100sqft
- A well stocked, landscaped and sunny rear garden
- Five sizeable bedrooms, master with ensuite

AN IMPOSING PERIOD PROPERTY SITUATED OVER THREE FLOORS, BURSTING WITH CHARACTER AND CHARM

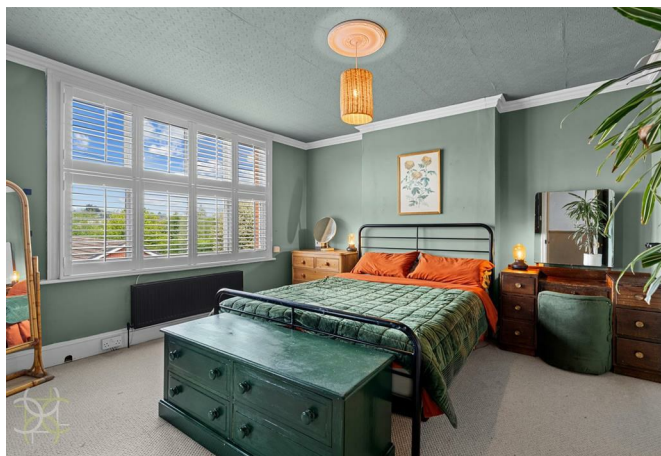
This substantial and characterful period residence has been thoughtfully enhanced and sympathetically upgraded by the current owners, creating a stunning family home that perfectly balances timeless charm with stylish modern living. Offering generous proportions throughout, No. 73 Burford Road is a property of genuine substance, ideal for buyers seeking space, personality and versatility in equal measure.

From the moment you step through the front door, the scale and presence of this impressive home is immediately apparent. Rich in original features and period appeal, the accommodation begins with a welcoming entrance hall showcasing striking original flooring, setting the tone for the elegance and character found throughout.

The superb lounge/dining room provides an exceptional living and entertaining space, beautifully complemented by a feature log burner and stylish Crittall-style doors which add a contemporary edge while retaining the home's traditional charm. To the rear, the spacious kitchen/breakfast room offers an ideal hub for family life, with ample room for dining and day-to-day living. Further benefits to the ground floor include a large utility room and convenient downstairs WC.

Arranged over the upper floors are five well-proportioned bedrooms, offering flexible accommodation for growing families or those working from home. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room. The first floor also hosts two further bedrooms, while the second floor features two additional bedrooms together with a useful storage room offering excellent potential for conversion, subject to the necessary planning permissions.

Externally, the property continues to impress with a beautifully landscaped rear garden that has been thoughtfully designed to create a tranquil outdoor retreat.



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Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon

Council Tax Band: We understand that the Council Tax Band is D
EPC Rating E

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.

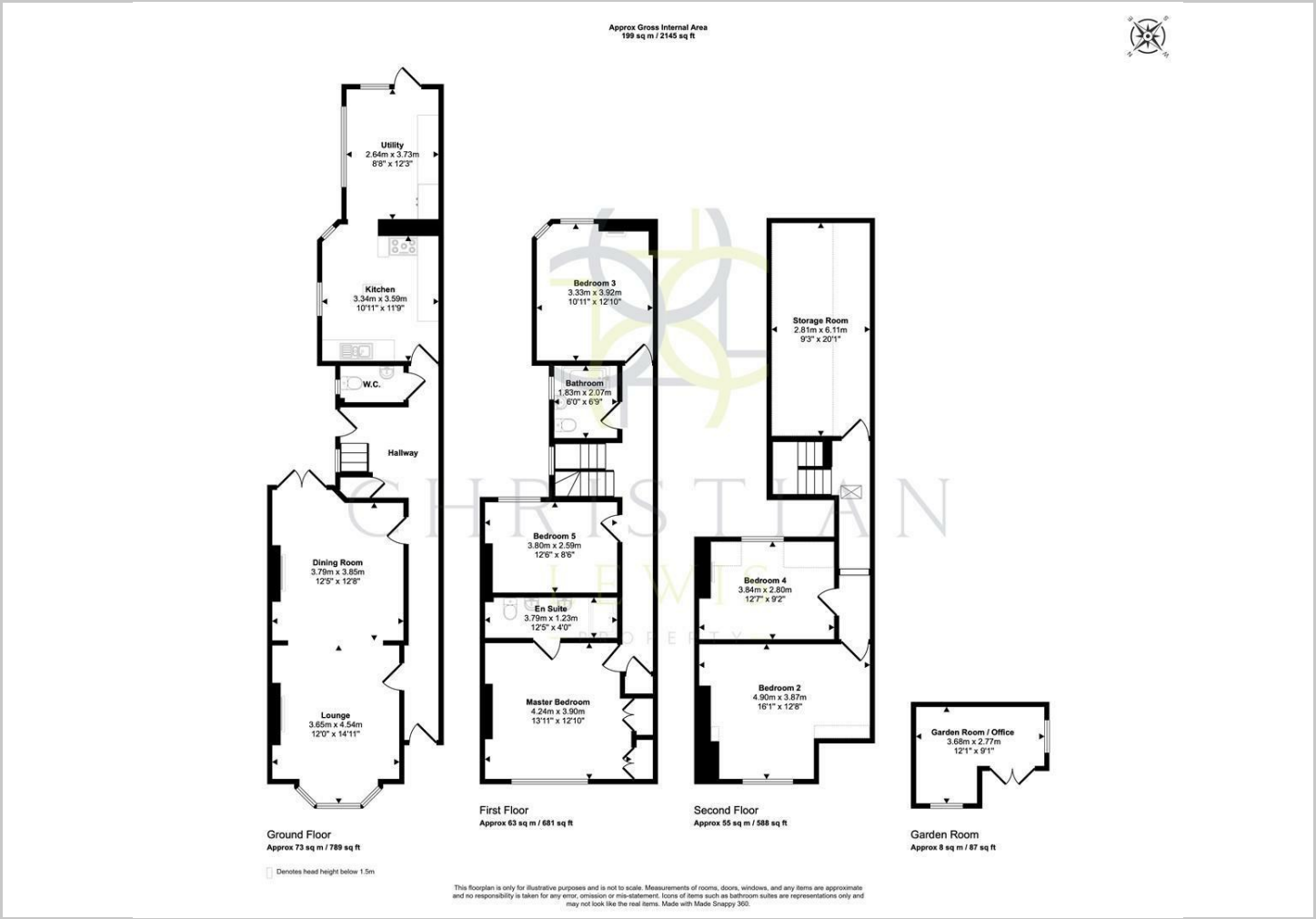
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.





Floor Plans



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.

Location Map



Energy Performance Graph

