



17 Greenhill, Evesham, WR11 4LX

Guide price £725,000

 5  2  3  D

  
CHRISTIAN  
LEWIS  
—PROPERTY—



# 17 Greenhill

## Evesham, WR11 4LX

- Significantly extended and tastefully refurbished detached family home
- Five well-proportioned double bedrooms, two bathrooms - ideal for family living
- Double garage complemented by generous off-street parking
- Set on a generous plot of approximately one-third of an acre in a highly sought-after residential area
- Spacious open-plan kitchen, dining, and family area with French doors providing access to the garden
- Must be viewed to be fully appreciated

### FIVE SIZEABLE BEDROOMS, TWO BATHROOM - REFURBISHED THROUGHOUT

A beautifully refurbished and substantially extended five-bedroom detached character home, set on a generous plot of approximately one-third of an acre in a highly sought-after location. 17 Greenhill offers over 2,600 sq ft of high-specification accommodation, thoughtfully redesigned for modern family living.

Enhanced by a two-storey extension, the property boasts a well-balanced layout filled with natural light. The ground floor features a welcoming hallway with parquet flooring, a spacious formal sitting room, and a versatile second reception room ideal as a lounge, playroom, or home office. A separate dining room provides an excellent entertaining space, while the heart of the home is a stunning open-plan kitchen, dining, and family area. This stylish space includes grey shaker-style units, solid wood worktops, a central island, and a range cooker, with French doors opening onto the garden and a cosy seating area completing the layout. A utility room, downstairs W/C, and double garage add further practicality.

Upstairs, there are five generously sized bedrooms, including a luxurious principal suite with fitted wardrobes and an en-suite shower room. The remaining bedrooms are served by a modern family bathroom with a separate shower.

Externally, the property enjoys a private rear garden ideal for outdoor living, along with a large driveway providing ample off-road parking and access to the double garage.

The home is conveniently located within walking distance of well-regarded local schools and Evesham Railway Station.

Guide price £725,000



### Additional Information

Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E

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.

### Anti Money Laundering & Financial Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

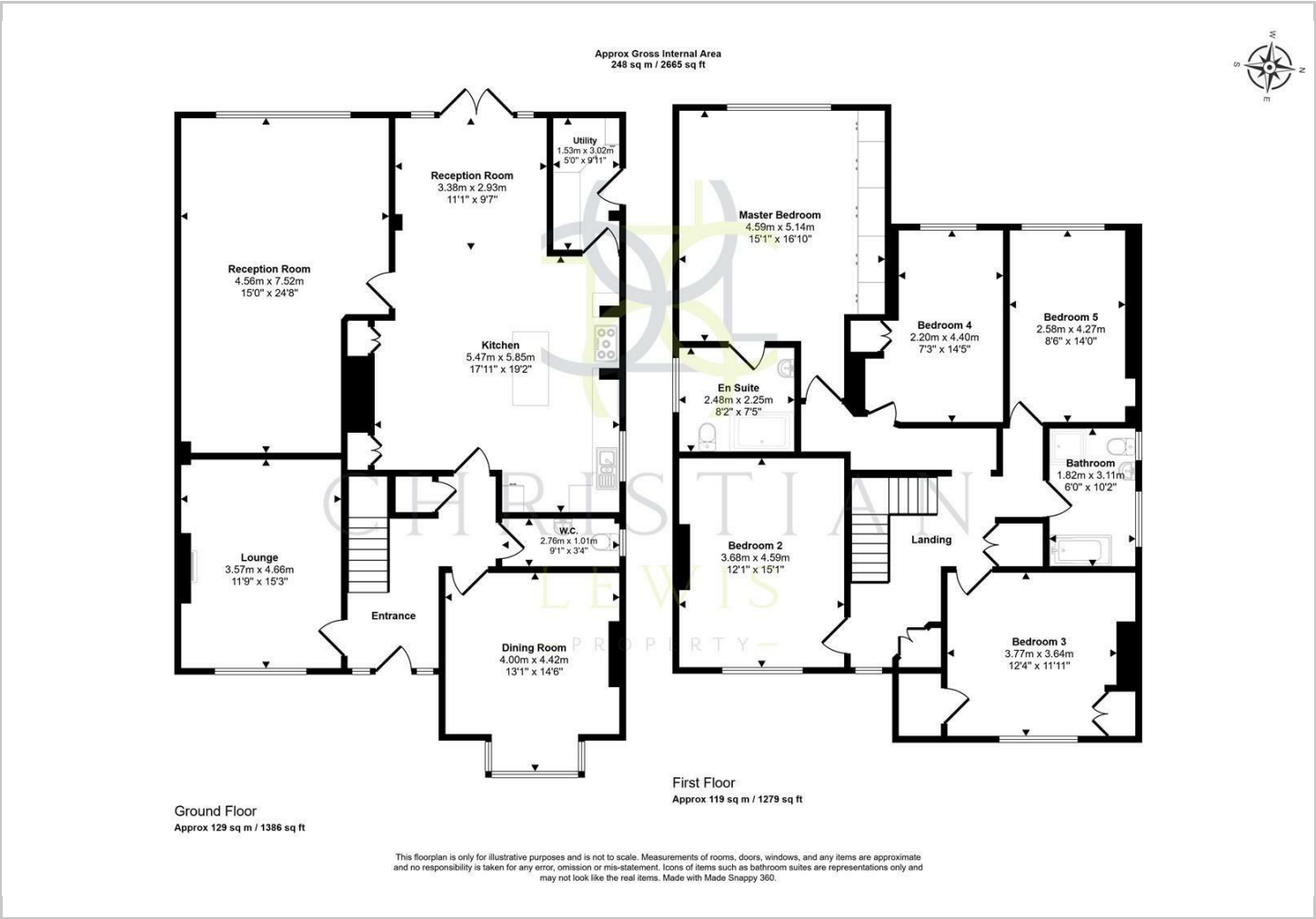
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



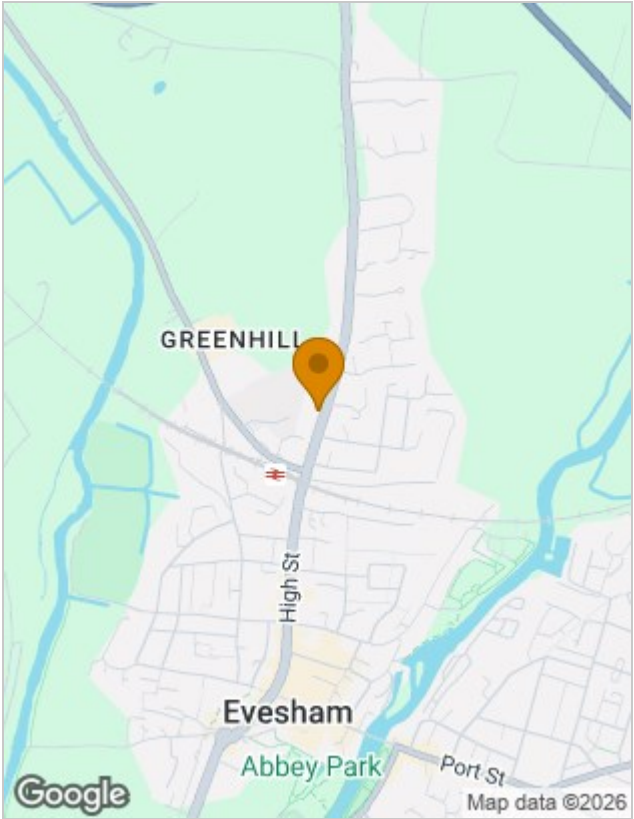




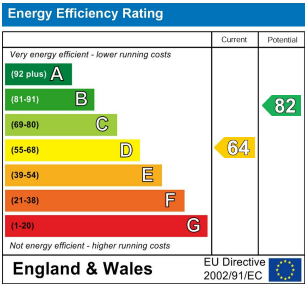
Floor Plans



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.