



# Sandown Road, Eastwick Park, Evesham, WR11 2XA

## £290,000

Ref: 26834334

As you enter through the sliding doors, you'll find yourself in the Entrance Porch where you can easily take off your muddy shoes before stepping into the Entrance Hall. The Living Room, with a large window overlooking the front of the house, is accessible from the hallway. Next to it is the Kitchen/Dining Room, which boasts sliding patio doors leading out to the stunning rear garden. Additionally, on this level, you'll find a utility area and a cloakroom.

Telephone: 01905 616330  
Email: [info@sheltonandlines.co.uk](mailto:info@sheltonandlines.co.uk)  
37 Droitwich Road, Worcester, WR3 7LG

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# Gallery



# Property Description

If you're specifically searching for a family home in the popular Eastwick Park area of Evesham, this property might just be perfect for you.

Upstairs, you'll discover three bedrooms and a family bathroom.

The property offers off-road parking for two cars, a garage, and a gorgeous garden at the back with a summerhouse for you to relax in.

Council Tax Band C - Wychavon District Council

## Entrance Porch

## Entrance Hall

**Living Room** - 15' 11" x 13' 7" (4.85m x 4.14m)

**Kitchen/Dining Room** - 18' 4" x 9' 6" (5.59m x 2.90m)

## Utility Area

## Cloakroom

**Bedroom 1** - 11' 9" x 9' 6" (3.58m x 2.90m)

**Bedroom 2** - 11' 5" x 9' 7" (3.48m x 2.92m)

**Bedroom 3** - 8' 6" x 8' 5" (2.59m x 2.57m)

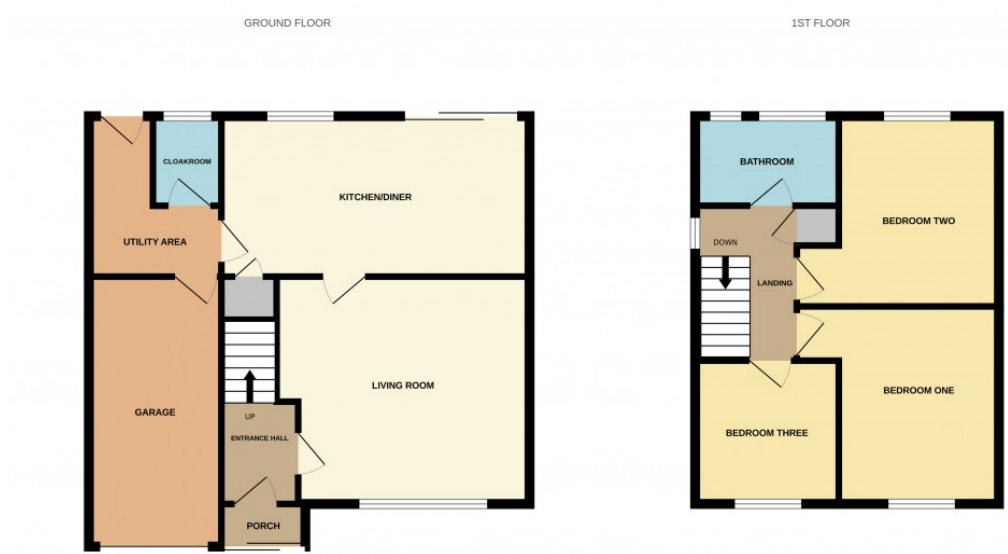
## Family Bathroom

## Garage

**Agents Note** - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

**General Information** - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

# FloorPlans



4 SANDOWN ROAD, EVESHAM, WR11 2XE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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