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A: 37 High Street, Bromyard, HR7 4AE

FOR SALE

£305,000

20 Lower Westfields, Bromyard. HR7 4EN



Extended 1930s semi-detached house in sought-after location. 3 bedrooms, 2 reception rooms, period features, large kitchen/dining room, superb party hut, large garden and ample parking.

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#### Entrance porch

Double-glazed uPVC frame with quarry tile floor, door to

#### Entrance hall

Original door with coloured leaded panel, feature leaded porthole window, original tiled floor, radiator, central heating thermostat, picture rail, staircase to first floor, useful understairs storage cupboard, large cloaks cupboard, door to

#### Sitting room

Exposed boarded floor, radiator, picture rail, ornate ceiling rose, wide bay window to front with lovely outlook, fireplace recess.

#### Dining room

Currently used as a bedroom, exposed boarded floor, feature brick fireplace with slate hearth and wooden surround, useful shelving, picture rail, ornate ceiling rose, radiator, dado rail, French doors with side windows to patio and rear garden.

#### Inner hallway

Tiled floor, door to

#### Utility room

Tiled floor, low flush WC, space and plumbing for washing machine, window to rear, Potterton gas-fired central heating boiler.

#### Kitchen/dining room

A superb light room with range of base units, cupboards and drawers with worksurface and tiled splashbacks, 1 1/4 bowl stainless steel sink unit with mixer tap, space for upright fridge/freezer, Bush 4-plate electric cooker, space for dining table, sunken ceiling spotlights, loft access hatch, windows to front, side and rear, and French doors to the side.

#### First floor Landing

Carpet, access with pull down ladder to attic space with light, large walk-in storage cupboard with tiled floor and window.

#### Bedroom 1

Exposed floorboards, picture rail, ornate ceiling rose, radiator, window to front with superb outlook towards the Malvern Hills.

#### Bedroom 2

Exposed floorboards, picture rail, radiator, window to rear

#### Bedroom 3

Currently used as an office with built-in window seat providing useful storage, picture rail, radiator, exposed painted floorboards, window to front with far-reaching views.

#### Bathroom

White suite comprising shaped bath with aqua-board surround, electric shower fitment with glazed shower screen, WC and pedestal wash basin. wall mirror, shaver point, floor covering window to rear, extractor, ceiling light fitment, chrome-effect towel rail, full-height storage cupboards with slatted shelving and housing the hot water cylinder with electric immersion heater.

#### Outside

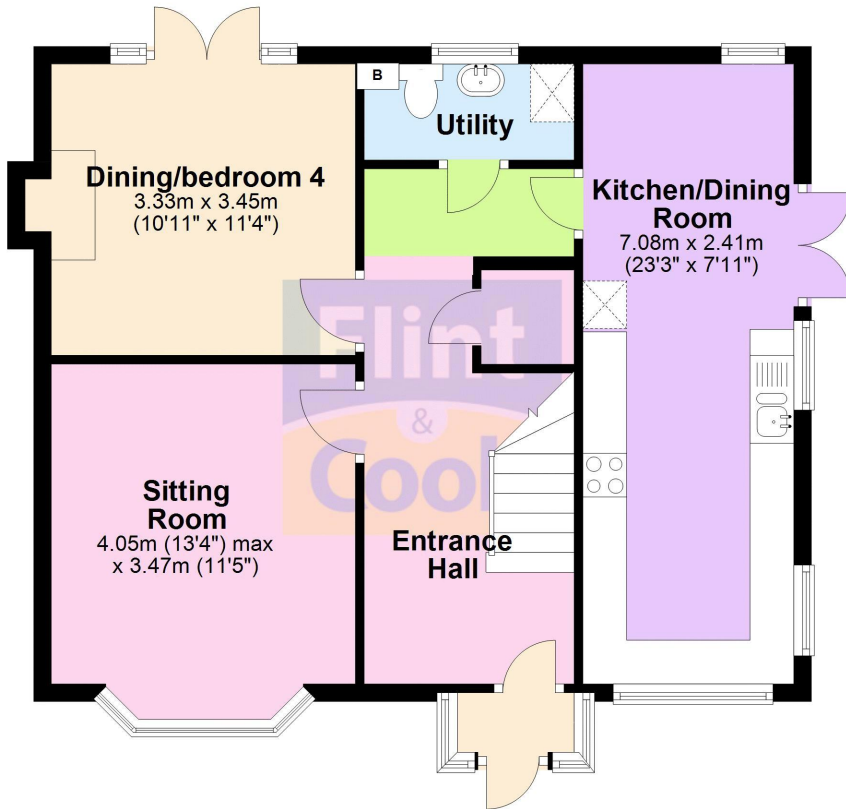
The front of the property has a brick-paved driveway providing ample parking, lawn with flowerbeds. Gates open onto a brick-paved patio to the side of the property. There is a good-size rear garden, fully enclosed, with level lawn, bin and wood storage areas and a small patio accessed from the dining room. A large decked area extends across the width of the garden with a useful garden shed and a superb entertainment area with light and power.





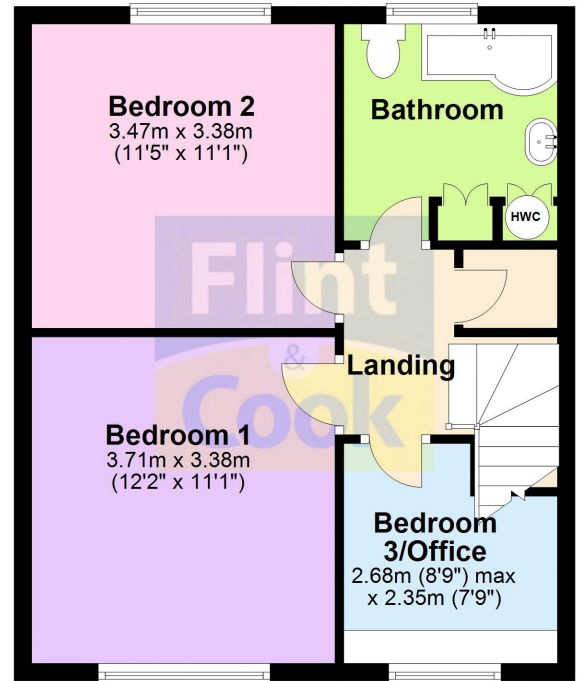
## Ground Floor

Approx. 62.8 sq. metres (676.0 sq. feet)



## First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



Total area: approx. 105.9 sq. metres (1140.2 sq. feet)

This plan is for illustrative purposes only  
Plan produced using PlanUp.

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