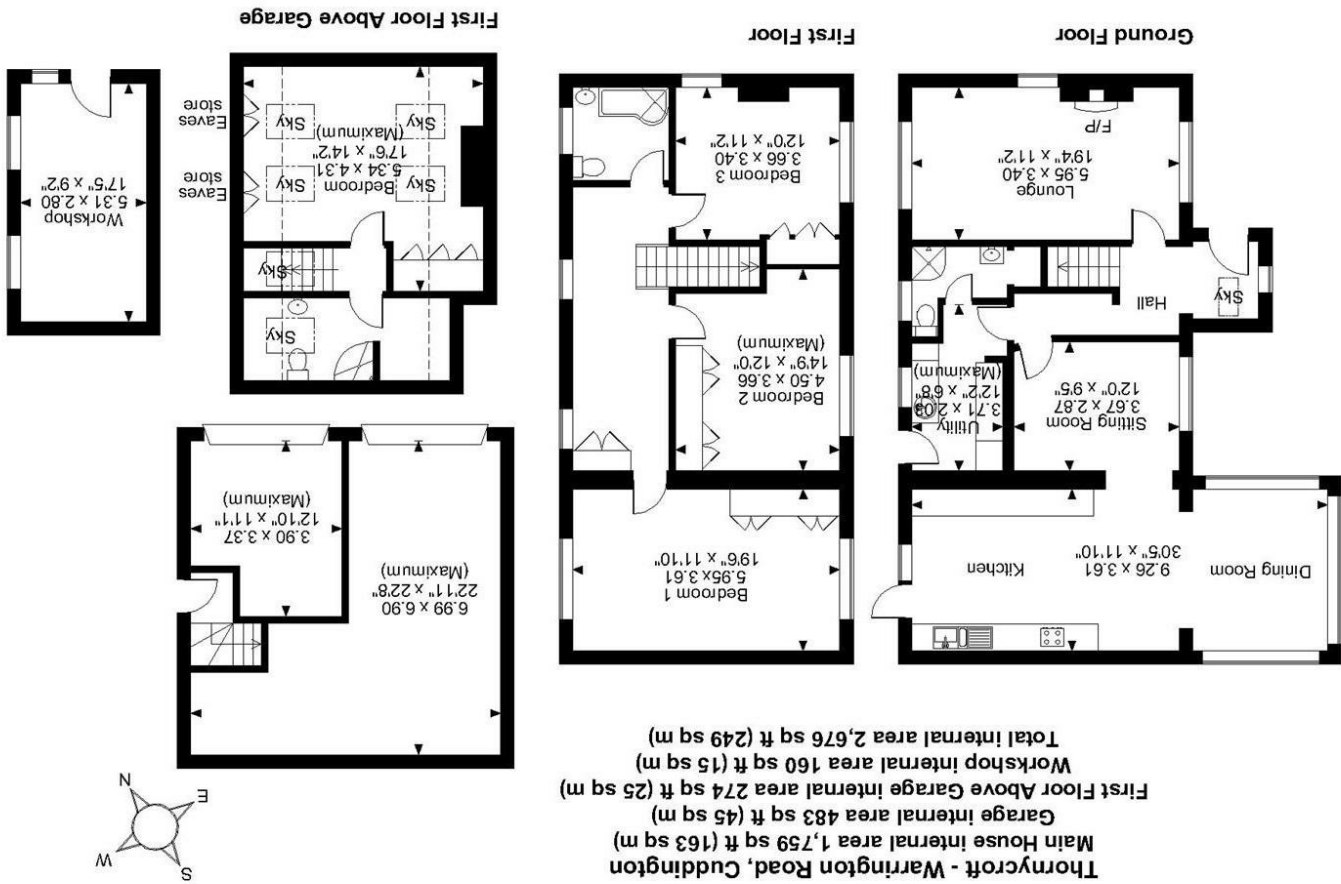


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

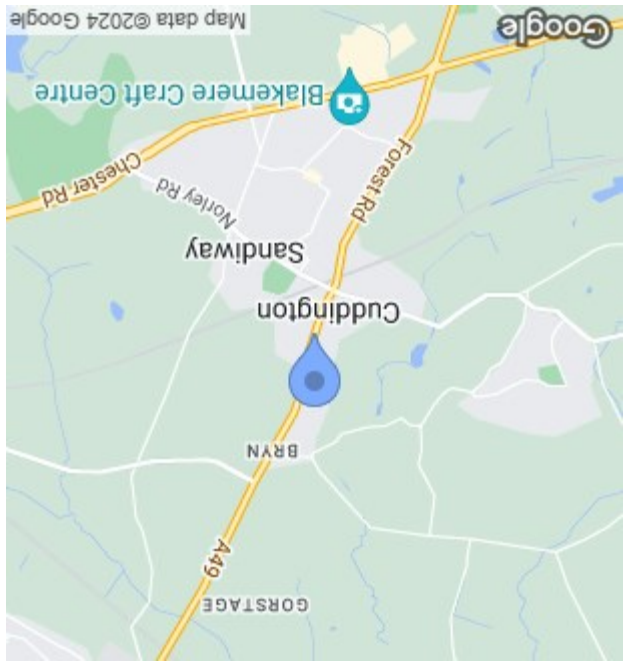
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The position & size of doors, windows, appliances and other features are approximate only.
 ☐ Denotes restricted head height

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
Very energy efficient - lower running costs	(81-91)
(92 plus)	A
Potential	79
Current	67



29 Warrington Road
Cuddington
Cheshire
CW8 2LH



Asking Price
£790,000

This impressive detached property was built in 1927 and has benefitted from several additions over the years and now offers everything required in a family home. On arrival at the property, a gated driveway leads through beautifully kept private gardens to a turning circle and detached double garage where there is substantial parking for several cars. The property is accessed via a charming pitched porch and entrance hallway. The sitting room is perfectly located on the right hand side offering views of the gardens to three sides. To the left of the hallway is a cosy family room/snug which is open plan into the kitchen dining room, where you will find an impressive 30ft of open plan family and entertaining space. The kitchen area has a superb range of bespoke fitted units offering a wide variety of storage options which are stylishly complemented by black granite work tops and a range of integrated appliances. Patio doors lead out onto the rear garden and paved terrace perfect for outdoor dining. To the front of this room is a thoughtfully designed Oak framed extension which showcases the immaculately maintained gardens and offers the perfect place to sit and enjoy the view. A utility room and shower room complete the

downstairs accommodation. The first floor offers an unusually spacious and welcoming landing area that could be used for working from home, this leads to three excellent size bedrooms including the master bedroom which spans the entire width of the property and has two windows that flood the room with natural light. In addition there is a good size family bathroom. The property sits in a central position on a superb plot surrounded by mature, thoughtfully laid out gardens. There is a substantial detached garage that also offers excellent workshop and storage space, the upstairs space has recently been transformed and has it's own separate entrance leading up to a charming one bedroom apartment, with spacious shower room. The property is located in the heart of Cuddington village and is just a short stroll from Cuddington train station and the other shops and amenities the village offers. There are also an excellent selection of schools in the immediate area.

