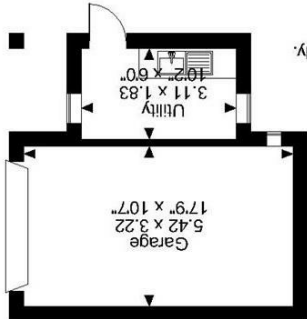
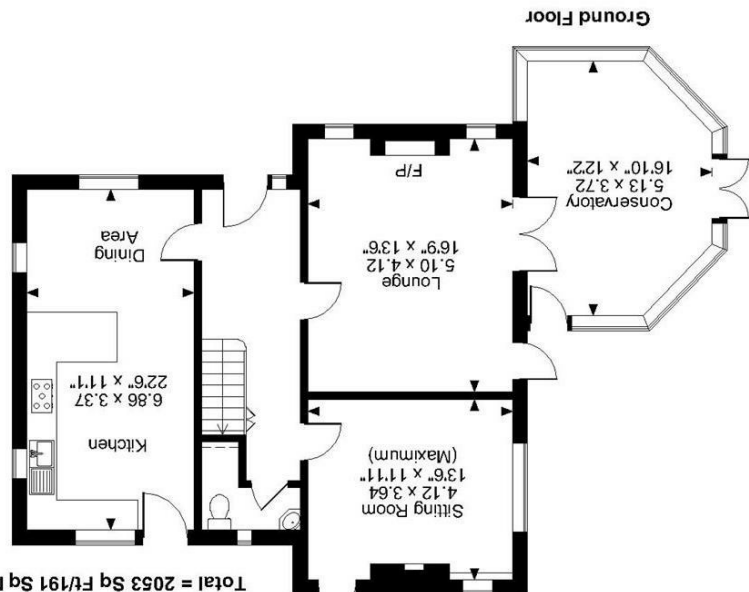
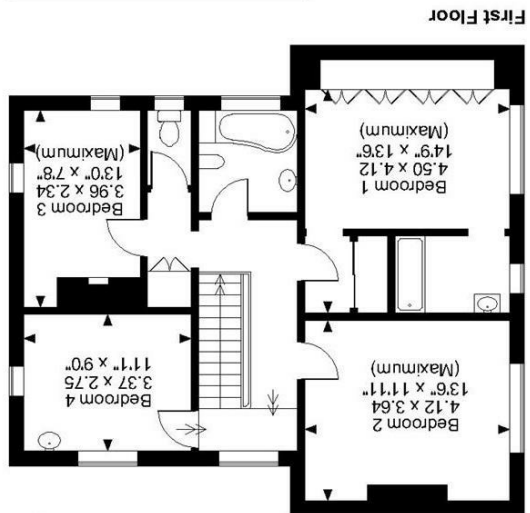


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.

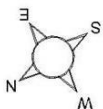
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	62
Potential	75



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Walnut Lane, Hartford
Approximate Gross Internal Area
Main House = 1804 Sq Ft/168 Sq M
Garage = 188 Sq Ft/17 Sq M
External Utility = 61 Sq Ft/6 Sq M
Total = 2053 Sq Ft/191 Sq M



5 Walnut Lane
Hartford
Northwich
CW8 1QN



£700,000

This is a rare and exciting opportunity to purchase a traditional detached family home located on one of Hartford's most prestigious tree lined lanes. Properties on Walnut Lane and the surrounding roads were commissioned by Brunner Mond in the 1920's to house their managers and senior staff and collectively now form part of the village conservation area. The property offers considerable scope for extension, subject of course to the necessary planning consents.

The property currently offers a welcoming entrance hallway that leads to all principal rooms including a charming formal sitting room overlooking the private rear garden and leading into the conservatory, a good size kitchen dining that is full of natural light from the triple aspect windows, a family room/snug again perfectly positioned to enjoy the rear aspect and a downstairs cloakroom. To the first floor you will find four generous size bedrooms, two bathrooms and a separate w.c. This handsome property sits proudly in a plot of approximately 0.28 of an acre and enjoys superb mature gardens and excellent privacy along with extensive driveway parking.

- Superb village location
- Walking distance to a variety of Schools
- Walking distance to Hartford Train Station
- Located on a mature plot with extensive gardens
- Potential for extensions and development (subject to planning permission)
- Open plan kitchen dining room
- Two reception rooms
- Conservatory
- Four good size bedrooms
- Detached garage and parking for several cars

