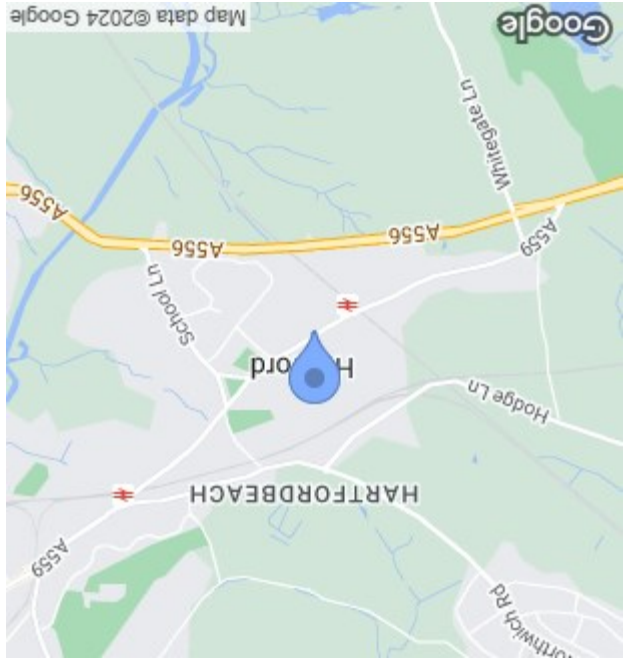
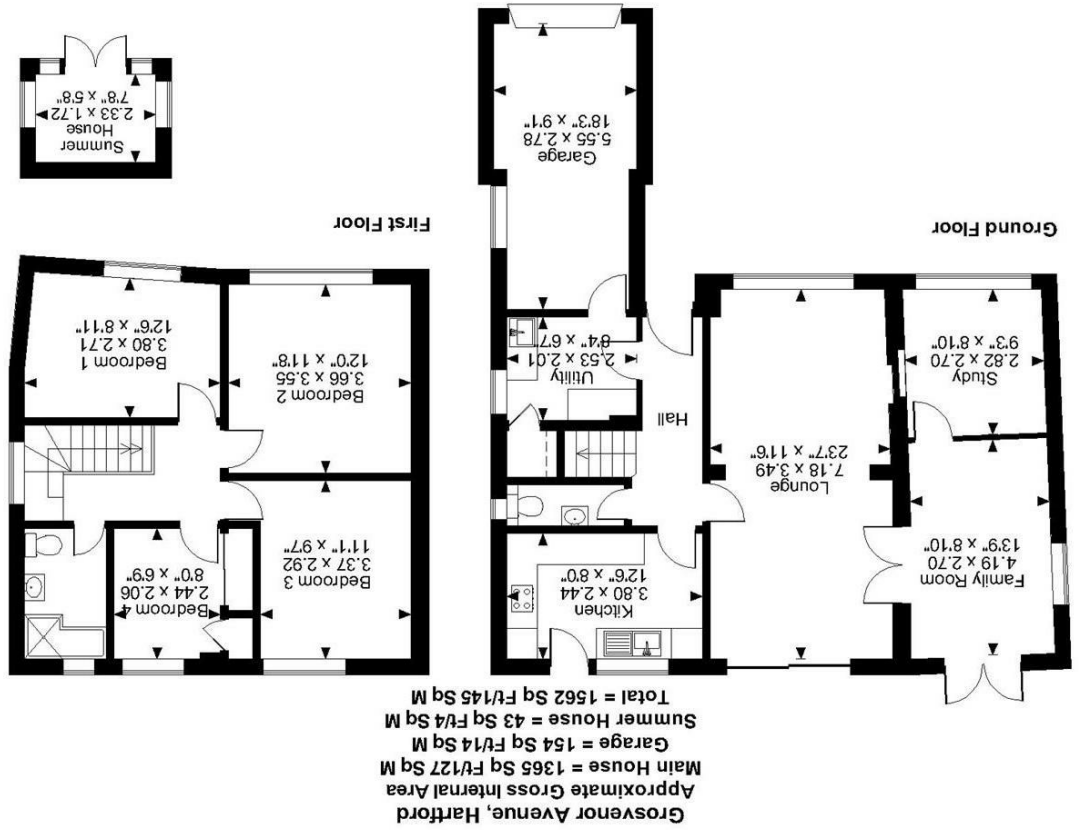


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs,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

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ Denotes restricted head height
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	68
Potential	78



7 Grosvenor Avenue
Hartford
Cheshire
CW8 1RP



Asking Price
£450,000

This thoughtfully re-styled property has immaculate neutral decor from top to bottom, combined with stylish finishing touches including oak doors, wood flooring and contemporary tiling. On approach to the house the standard for this property is immediately set, the impeccable driveway, gardens and Venetian fence meet the faultless white render of the extended building and garden wall which leads around to the Mediterranean style side garden, where you are met with a delightful scent from the herb garden and planting as you travel through into a substantial lawned rear garden, where again the landscaping is impressive with a wide variety of carefully selected shrubs and young trees presented against the back drop of impressive historic trees from The Crescent on Chester Road, providing the perfect view.

On entering the property, again the quality of this property is tangible, on the right-hand side, conveniently separated from the living space, the utility room fitted with well planned storage, a Belfast sink and additional under stairs pantry space leads into the integral garage. On the left hand side a capacious open plan lounge with window to the front and sliding patio doors that frame the rear garden and flood this vast room with natural light. Double oak and glass doors open into two further reception rooms offering extremely versatile living and entertaining space, perhaps a home office and separate family room with double doors onto the paved patio. The kitchen is perfectly positioned overlooking the rear garden and fitted with sleek cupboards and drawers, complemented by slimline worktops.

Moving to the first floor you are met by a galleried landing and an abundance of natural light providing an instant feeling of space, this leads to a generous size bathroom with elegant tiling combined with chrome fittings, a contemporary suite and underfloor heating, and four well-proportioned bedrooms styled with fresh white décor and soft toned carpet radiating a calm and restful theme.

The property is perfectly located, walking distance to the Hartford train station, Hartford village centre and a variety of well performing schools amongst many other amenities.

Property Information

Tenure: Freehold

Services: All Mains Services

Heating: Gas

Council Tax Band: E

Broadband: Yes - Fibre

Mobile Signal: Yes

Parking: Driveway and Garage

Rights or Restrictions: No

