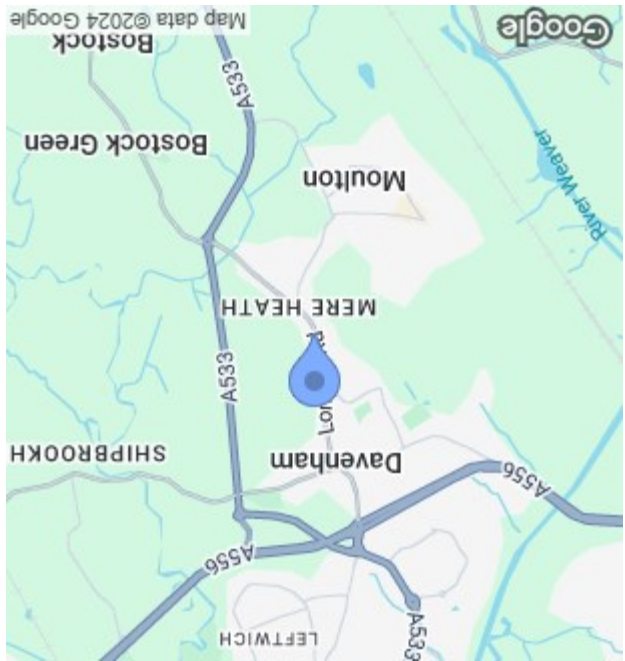
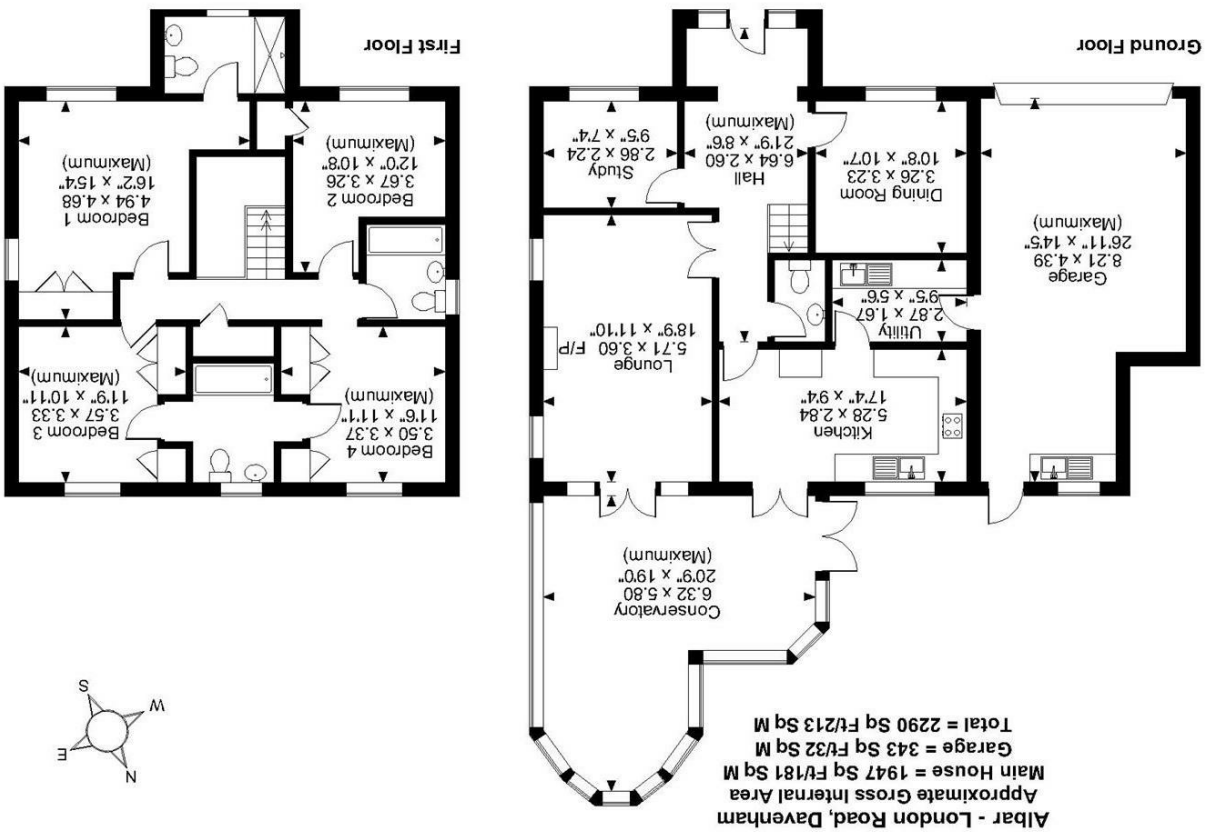


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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.
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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Energy efficient - higher running costs	C (55-68)
Not energy efficient - higher running costs	D (39-54)
	E (21-38)
	F (1-20)
	G
Current	61
Potential	74



589a London Road
Davenham
Cheshire
CW9 8LN



£550,000

Perfectly located in the heart of the village this individually designed, handsome Cheshire Brick property offers 2290sq ft of space on a superb plot with open countryside to the rear. On arrival at the property you are greeted with double gates that open onto a block paved driveway offering parking for several cars and leading to a double garage, mature trees screen the property to the front and offer excellent privacy. On entering the property you are immediately struck by the well balanced layout and room proportions, a spacious central hallway provides access to all rooms, to the left a substantial reception room originally designed for formal dining could also be used as the ideal play room or family room, to the right is a good size study. The lounge is ideally located to rear of the property and enjoys a dual aspect with two picture windows to the side and French doors to the rear that together flood the room with natural light. A substantial 'P' shaped conservatory can be accessed via double doors from both the lounge and kitchen offering excellent additional family and

entertaining space. The kitchen has a range of cupboards and drawers offering a variety of storage options and complemented by granite work top and integrated appliances, there is also a raised breakfast bar dining option. A good size utility room that provides access into the garage and a downstairs w.c complete the downstairs accommodation.

Taking the stairs up to the first floor you are met with a galleried landing leading to four well proportioned double bedrooms all with generous built in storage. The principal bedroom has an en suite shower room and bedroom three and four share a 'jack and jill' style en suite bathroom. There is also a good size family bathroom. The property has a substantial double garage with a pitched roof offering loft storage, the garage can be accessed from the utility room and has a door leading out to the rear garden. To the rear is a good size garden that offers views of open countryside and therefore enjoys an excellent degree of privacy.

