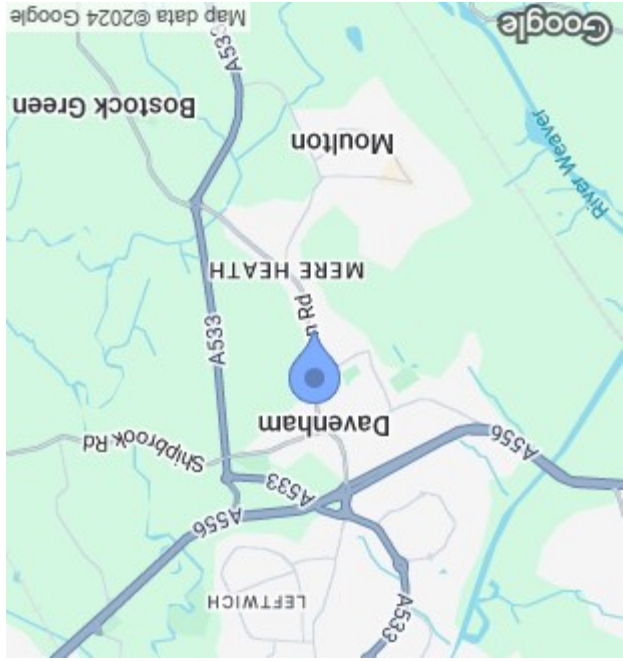
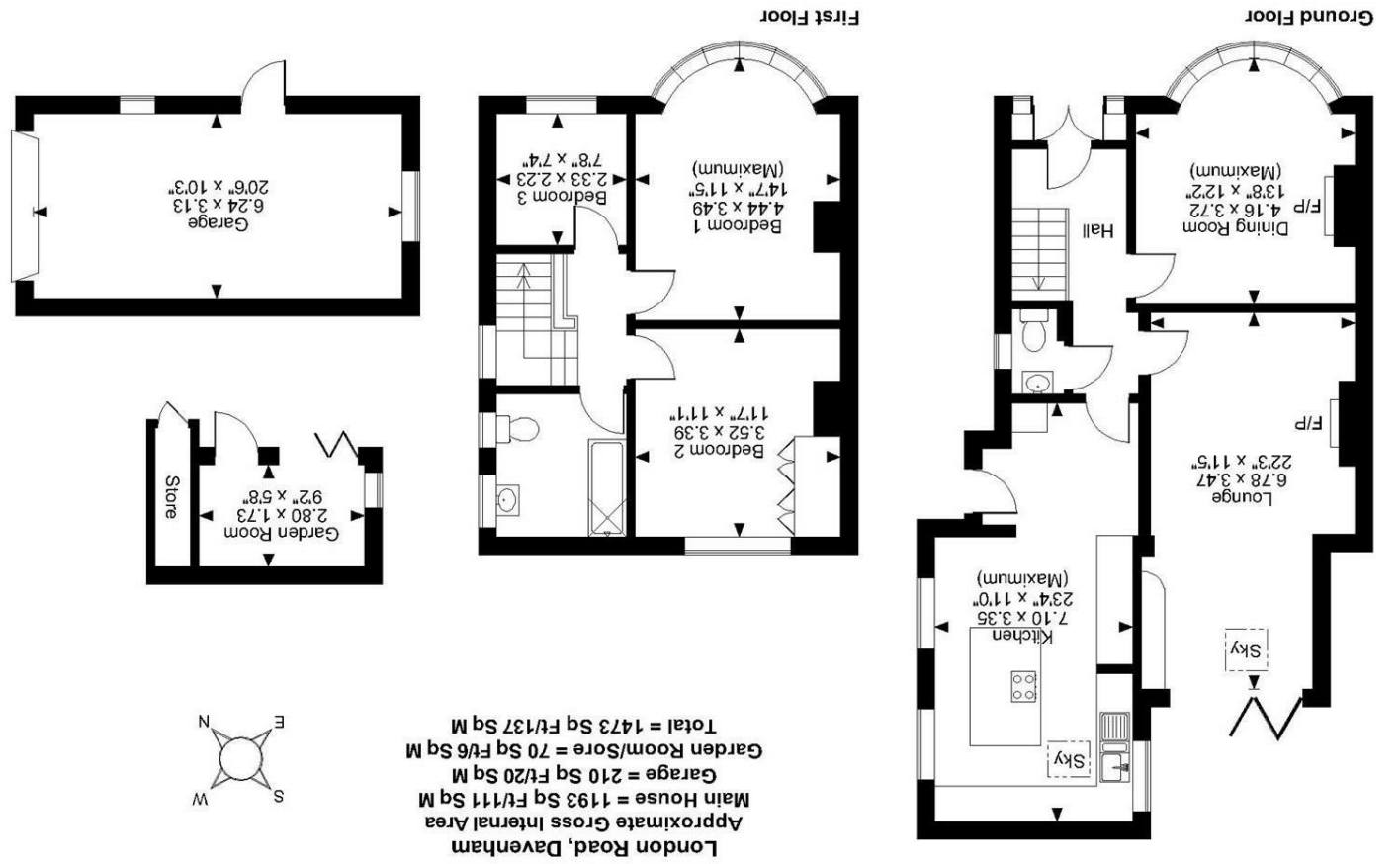


We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, 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	(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	66
Potential	81



582 London Road
Davenham
Cheshire
CW9 8LW



Asking Price
£400,000

A wonderfully light filled layout unfolds from a wide hallway onto a duo of magnificent reception rooms. To the front of the house a refined dining room has an elegant fireplace and wide bay windows finished with crisp white shutters, while to the rear the herringbone floors of an exceptional living room stretches out to an expanse of bi-fold doors seamlessly connecting you with the patio. A lovely flow of light is enhanced by a perfectly placed skylight, contemporary library storage has been tastefully chosen and a working period fireplace and picture rails retain an abundance of original character.

Well-appointed to offer every convenience, the admirable design of this home continues in a double aspect kitchen fully fitted with sleek handleless cabinetry and contrasting quartz countertops. A vaulted ceiling lends a cherished sense of height and space, superior integrated appliances include a duo of eye-level ovens, and a brilliantly broad central island with bar stool seating for four people.

With a feature-stained glass window lending delicate dashes of colour to the landing, upstairs the three equally impressive bedrooms echo the properties outstanding presentation. The main bedroom proffers leafy views from bay windows that match those of the dining room with their stained glass over lights. A period fireplace adds to its charm and chimney breast alcoves supply space for wardrobes. The second double bedroom offers fitted wardrobes that sits peacefully to the rear, whilst the single bedroom is currently a great home office/study.

Together they share an excellent family bathroom that combines a first-class heritage suite and classic white tile setting with the warming balance of a richly toned Amtico flooring. A ground floor cloakroom completes the layout.

When it comes to escaping from the world outside, the bi-fold doors of the living room pull back to allow access out into the large south-west facing gardens. A broad paved patio becomes an easy flowing extension of the house, and a stepping stone path leads the way across an established lawn to the idyllic hideaway of a timber garden room with bi-fold doors and a terrace that's ideally sized for weekend barbeques. A vine covered archway and high trellis panels give delineation to a second lawned garden where a pebbled seating area sits beneath the boughs of a statuesque tree.

At the front of the property a considerable landscaped frontage provides a wealth of private off-road parking extending to the side via secure gates to a detached garage.

