

457-459 London Road, Davenham, Cheshire, CW9 8NH

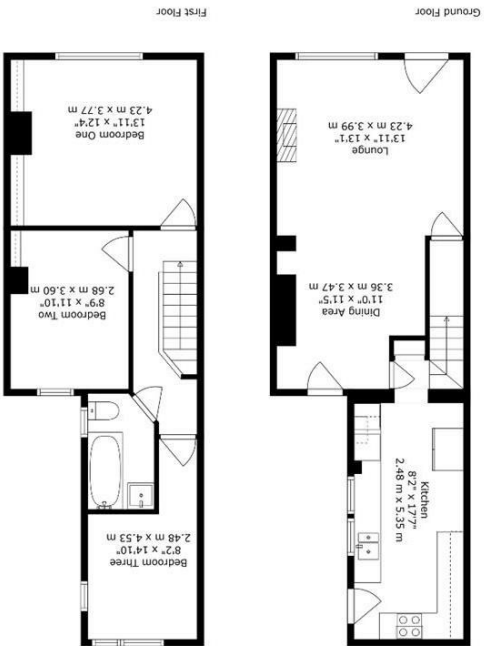
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We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and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

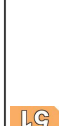
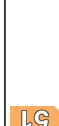
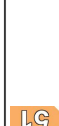
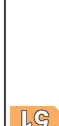
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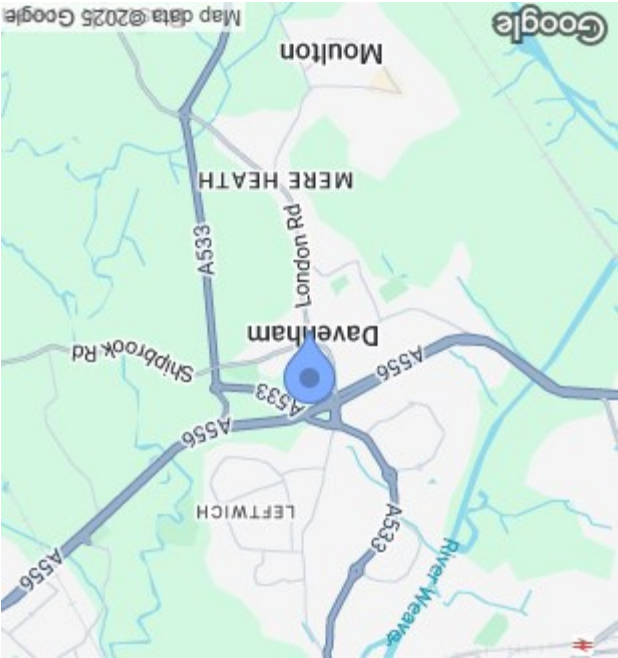
524 London Road, Davenham
Approximate Gross Internal Area:
984 sq.ft 92 sq.m



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England & Wales		
EU Directive 2002/91/EC		
		Not energy efficient - higher running costs
		G (1-20)
		F (21-30)
		E (31-54)
		D (55-68)
		C (69-80)
		B (81-91)
		A (92 plus)
		Very energy efficient - lower running costs
Potential	Current	



524 London Road
Cheshire
CW9 8LZ



£295,000

524, London Road Davenham, Cheshire, CW9 8LZ

With independent cafes and shops just a stroll away, this period property sits back from London Road behind a hardstanding that instantly gives a cherished measure of distance from passers-by. Beneath the attractive patterning of a gabled canopy, the pretty front door entices you into a beautifully considered ground floor ideal for day-to-day life.

Fluid and notably accomplished in every aspect, the open plan reception room stretches out before you, creating a wealth of versatile space in which to relax, dine and spend quality time together. Subtly delineated by feature alcoves, the lounge/dining area offers a sociable and inviting feel whilst harnessing the calm and light reflecting qualities of cool white walls. Shutters reach across the large wide windows of a lounge where the magnificent fireplace takes centre stage. The matt black of the fireplace is matched by a stunning column radiator in the gently raised dining area, while a glazed rear door makes it effortlessly easy to step out on a secluded patio. This thoughtfully curated layout extends into a superb sized kitchen, fully fitted with an abundance of Shaker cabinetry, its proportions and arrangement provide storage and workspace that achieves the fine balance of being both attractive and functional. Integrated appliances include an oven, induction hob, and a ceramic sink and metro tiles lend a crisp contrast to the solid wood countertops. A duo of modern sash windows has been sympathetically chosen and a further door to the patio adds to the highly flowing feel of this outstanding ground floor.

The attention to detail is echoed upstairs where plush grey carpeting keeps things cosy underfoot and painted grooved doors open onto a trio of good-sized bedrooms. At the front of the house, the dark blue panelled wall lends a sultry feel to a sophisticated main bedroom with plenty of fitted open storage. This accent heritage hue also gives a pop of colour to the adjacent second bedroom, while a double aspect third room sits peacefully to the rear sharing its leafy vistas of the garden and surrounding greenery.

Together these three rooms share a first-class family bathroom that’s both luxurious and mindful of the original heritage of the house. Arranged in a metro tile setting, its Shaker suite includes a panelled bath with an overhead rose head shower and glass screen. A brilliantly large ceramic basin sits atop double cupboards and whilst the column radiator and window shutters echo those of the ground floor, the encaustic style patterns of the floor add a wonderful finishing touch.

Outside, an extensive rear garden is framed by the evergreen foliage of high hedging shrubs and trees that add texture and interest throughout the seasons. Generating an idyllic extension of the kitchen and dining area a secluded patio is ideally sized for al fresco dining or escaping from a busy day. An established long lawn and a raised west facing terrace proffers additional space for drinks and dining in the summer sun, extending to the shade of a timber pergola currently sheltering a hot tub. The shed sits tucked discreetly away to the rear with handy storage space and a detached brick-built outbuilding conjures a host of possibilities to be adapted into a home office or gym. At the front of this village home a broad private hardstanding provides off-road parking.

