

# chris hamriding

lettings & estate agents



## 17 Chelford Road, Congleton, CW12 4QD

### Offers In The Region Of £750,000

Take a few moments to admire this amazing property that sits on a stunning plot by watching our comprehensive guided video tour!

Rare is the opportunity to acquire a property on the exclusive and sought after 'Chelford Road' so we are extremely excited to offer this hugely spacious detached true bungalow for sale! Sat proudly on a most generous and very well established plot comprising formal lawned gardens, mature hedgerows and a huge gated driveway, the plot itself is brilliant in its own right and truly complements the home. The property itself is a fantastic bungalow with internal accommodation that is immaculately presented and extremely well proportioned throughout. With a welcoming reception hall accessing all principals rooms, new owners will have the pick of several bedrooms and reception rooms offering a wealth of flexibility to your lifestyle. Just wait until you see the master bedroom and lounge proportions!! Speaking of space, subject to relevant planning permissions, we feel that the generous loft could be converted in the future should you wish, however, in its current layout we are very confident those discerning bungalow buyers out there will be quite taken by this home!

Locally, the home sits perfectly for access to both Congleton town centre and all the benefits of the surrounding countryside whilst also being well placed for handy commuter access to both the north and south as well as great schools at both primary and secondary level.

Read on to find out more, view our video , floor plan and photos then contact the town & country experts here at Chris Hamriding Estate Agents to book that all important viewing!

**Hall 27'5" x 3'10" (8.36m x 1.17m )**

**Lounge/ dining rom 23'10" (max.) x 23' (7.26m (max.) x 7.01m )**

**Dining kitchen 18'1" x 11'10" (5.51m x 3.61m )**

**Bathroom**

**Master bedroom 26'9" narrowing to 15'4" x 20'10" (8.15m narrowing to 4.67m x 6.35m )**

**Ensuite 13'9" x 10'6" (4.19m x 3.20m )**

**Bedroom two 15'2" (into bay) x 12'1" (4.62m (into bay) x 3.68m )**

**Bedroom three 14' (into bay) x 10'10" (4.27m (into bay) x 3.30m )**

**Bedroom four 12'4" (into bay) x 11' (3.76m (into bay) x 3.35m)**

**Gated driveway**

**Detached double garage 23' x 17' (7.01m x 5.18m )**

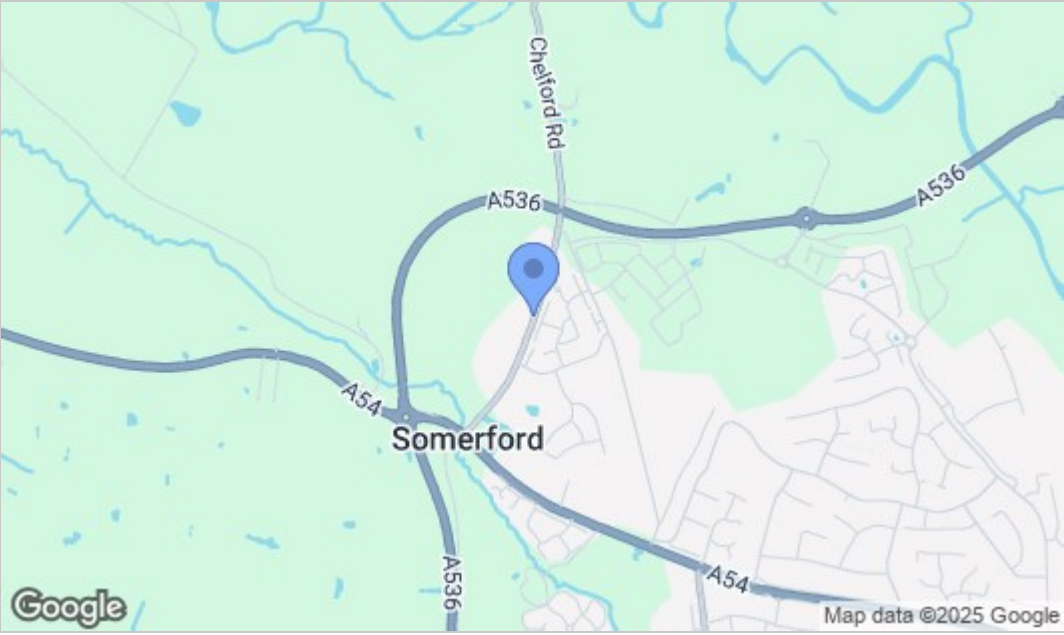
**Rear gardens**



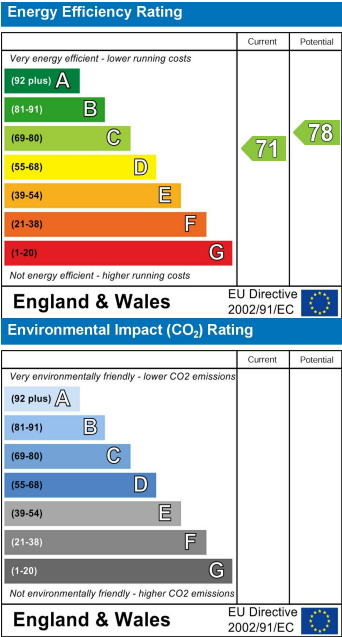
Floor Plan



Area Map



Energy Efficiency Graph



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