



**GASCOIGNE  
HALMAN**

BRANDEN DRIVE, KNUTSFORD

---

THE AREAS LEADING ESTATE AGENT





## BRANDEN DRIVE, KNUTSFORD

**NO CHAIN:** An excellent opportunity to acquire an attractive three double bedroom, two bathroom reconfigured and extended link-detached house with private west facing rear garden and generous sized driveway.

A welcoming L-shaped hallway with W.C/shower room extends to the rear with steps down into a superb open plan designed living dining kitchen with high gloss units integrated appliances, breakfast Island and separate utility room. This perfect 'day to day' living space is flooded with natural light via a striking roof lantern and bi-fold doors opening to the decked entertaining patio with garden beyond. The ground floor is completed by a spacious living room with door opening into a converted garage/occasional bedroom (no building regs).

The split level first floor benefits from two double bedrooms to the rear and a sizeable principal double bedroom that originally formed two bedrooms. A family bathroom with 3-piece white suite completes the accommodation.

The enclosed landscaped rear garden with raised decked entertaining patio boasts a high degree of privacy and a popular westerly facing aspect. The split-level design caters perfectly for buyers that like to entertain, but also require a separate area for children.

Branden Drive is a particularly peaceful and sought after family friendly cul-de-sac, located within walking distance of the vibrant town centre, transport links and popular local schools. A generous sized playing field flanks the entrance to the cul-de-sac, making it ideal for families with children and dog lovers.



## LOCATION

Knutsford is an old market town rich in heritage and brimming with a variety of architectural features, particularly those built in an Italianate Tuscan style by the famous local architect, Richard Harding Watt. Linked by a web of ginnels, cobbles and courtyards, the two main streets are home to a variety of shops ranging from boutiques to large outlets including Waitrose, Boots, Boots and Aldi. Evenings in Knutsford are lively with wine bars, pubs and restaurants catering for most tastes. Knutsford borders some of Cheshire's most beautiful countryside and has the famous Tatton Park Country Estate on its doorstep. There is a Leisure Centre, private sports clubs and notable golf courses close by. Excellent education facilities cater for children in both the state and private sectors. The rail station lies on the Chester to Manchester line and Manchester Airport along with nearby connections to the M6 and M56 makes commuting easy.

## DIRECTIONS

Sat Nav : WA16 8EJ

## TENURE

Freehold

## SERVICES

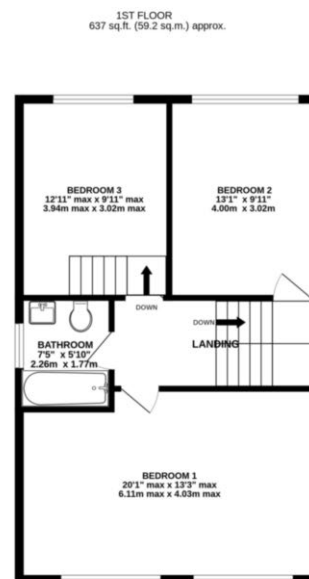
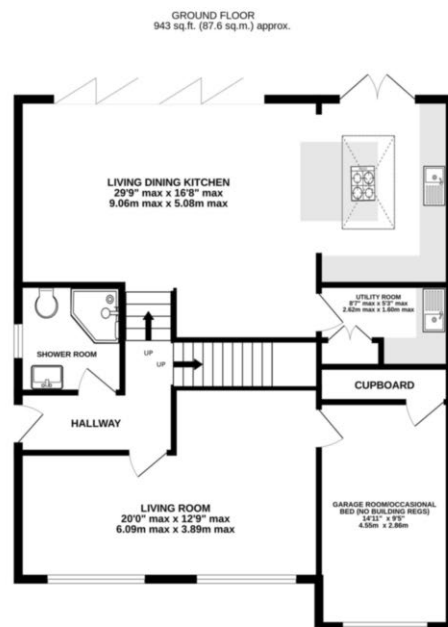
Mains services are connected but have not been tested, you are advised to make your own enquires and/or inspections.

## LOCAL AUTHORITY

Cheshire East Council Tax Band E

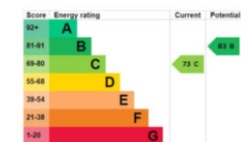
## VIEWING

Viewing Strictly by appointment through the agent.



TOTAL FLOOR AREA: 1580 sq ft. (146.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



## KNUTSFORD OFFICE

01565 750900

knutsford@gascoignehalman.co.uk

26 Princess Street, Knutsford, WA16 6BU

**GASCOIGNE  
HALMAN**