



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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# 11 Kensington Gardens

Hale, WA15 9DP



£1,470,000

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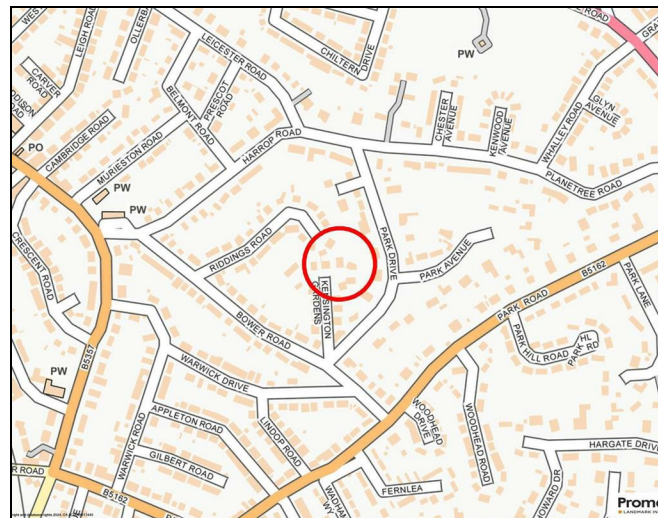
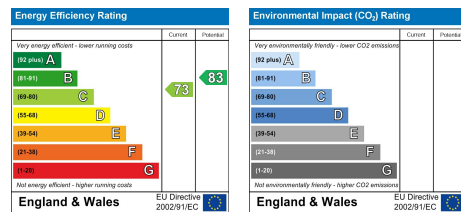


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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



# Overview

A SUPERBLY PROPORTIONED, BEAUTIFULLY APPOINTED DETACHED FAMILY HOME POSITIONED AT THE HEAD OF THIS DELIGHTFUL CUL-DE-SAC WITHIN WALKING DISTANCE OF HALE VILLAGE. 2979SQFT.

Porch. Hall. GFWC. Lounge. Family Room. Study. 675sqft Family Living Room and Dining Kitchen. Utility. Five Double Bedrooms. Dressing Room. Three Bath/Showers. Driveway. Landscaped Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

A fantastic, traditional double height, bay fronted Detached family home which has been substantially extended and remodelled to create an amazing family living space with accommodation arranged over Two Floors, extending to approximately 3000 square feet.

The property is peacefully positioned at the head of this delightful cul-de-sac, within walking distance of Hale Village with its range of fashionable shops, restaurants and bars and stands on a lovely, mature Garden plot which has been redesigned and landscaped within the last 12 months.

The Family Living space is perfectly balanced with Two Reception Rooms and a Home Study to the Ground Floor, in addition a magnificent 675 square foot Open Plan Family Living Room and Dining Kitchen.

To the First Floor are Five excellent Double Bedrooms served by Three stylishly appointed Bath/Shower Rooms, including a Principal Bedroom Suite of Bedroom, Dressing Room and En Suite Bathroom.

Externally, there is good off street Parking for a number of vehicles and electric power points to assist with car charging.

The Gardens are delightfully laid out to the front, side and rear, incorporating patio sitting and pergola areas designed to maximise the movement of the sun throughout the day, including an outdoor entertaining space. External hot water tap to the rear.

A really fantastic family home in a great location.

Comprising:

Porch. Hall. Ground Floor WC. Boiler Room and storage.

Lounge with bay window overlooking the side gardens and fireplace feature.

Family Room with bay window to the front and custom built cabinets and desking.

Home Study with rear garden aspect and built in desk and bookcase.

675 square foot Open Plan Live In Dining Kitchen with extensive tiled flooring, up to 11ft ceiling heights and features full width and height sliding patio doors enjoying aspects of and giving access to the gardens. Additional atrium skylight window feature. Underfloor heating throughout.

The Kitchen is fitted with an extensive range of white high gloss and wood finish units with Corian worktops arranged around a central island unit incorporating a breakfast bar. Integrated appliances include a double oven, six ring gas hob, extractor fan over, larder fridge and freezer units and dishwasher. Useful larder cupboard and recycling unit.

Rear Hall and Utility providing a day to day entrance to the property. Built base and wall units and plumbing for a washing machine and dryer.

First Floor Landing serving the Bedrooms and Family Bathroom.

Principal Bedroom with a full height window enjoying a delightful garden aspect and with access to the substantial En Suite Dressing Room fitted with extensive hanging rails, storage and drawers.

This Bedroom is served by the stunning En Suite Bathroom fitted with a double ended bath, open wet room style shower, wash hand basin and WC. Underfloor heating

Bedroom Two with garden aspect and served by a well appointed En Suite Shower Room.

Bedroom Three with a bay window to the side.

Bedroom Four with bay window to the front.

Bedroom Five with built in double bed base, built in wardrobe and window to the front.

The Bedrooms are further served by the Family Bathroom with a suite of bath with shower over, wash hand basin and WC.

A superbly positioned and appointed family home in a great location.

- Freehold
- Council Tax Band G

