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**35 Maxwell Drive, Leeswood, CH7 4SR**

**£135,000**



**EPC - C73   Council Tax Band - C   Tenure - Freehold**

# Maxwell Drive, Leeswood 2 Bedrooms - Bungalow - Semi Detached

This semi-detached bungalow offers a comfortable and practical place to call home. With two good-sized bedrooms, it's ideal for couples, small families, or anyone looking to downsize.

The layout makes the most of the available space and natural light, creating a bright and welcoming feel. Located close to shops, parks, and transport links, it's perfectly placed for everyday convenience and easy access to nearby towns.



## Front

The front exterior features a driveway alongside a well-kept lawn bordered by a low brick wall with access to the side gate. A front door and window overlook the lawn, presenting a tidy and welcoming street view.

## Lounge

17'0" x 10'2" (5.20m x 3.10m)  
This lounge offers a spacious retreat featuring a large window that fills the room with natural light. It has a distinctive fireplace, creating a cosy and inviting atmosphere. The generous dimensions provide ample space for seating and entertainment arrangements.

## Kitchen

10'9" x 7'6" (3.30m x 2.30m)  
This kitchen is equipped with a range of wooden cabinetry and countertops, complemented by a tiled floor and walls. A window that lets in plenty of light in, while the integrated oven and space for a washing machine make it practical for everyday use.

## Bedroom One

10'5" x 10'5" (3.20m x 3.20m)  
Featuring a window, radiator and power points. The dimensions make a versatile space.

## Bedroom Two

10'5" x 10'5" (3.20m x 3.20m)  
Featuring a window, radiator and power points. The dimensions make a versatile space.

## Bathroom

8'2" x 5'10" (2.50m x 1.80m)  
The bathroom is compact and functional, featuring a bath with a shower attachment, a toilet, and a pedestal basin. The walls are tiled and a frosted window provides natural light while maintaining privacy. Wood panelled lower walls add traditional charm.

## Hall

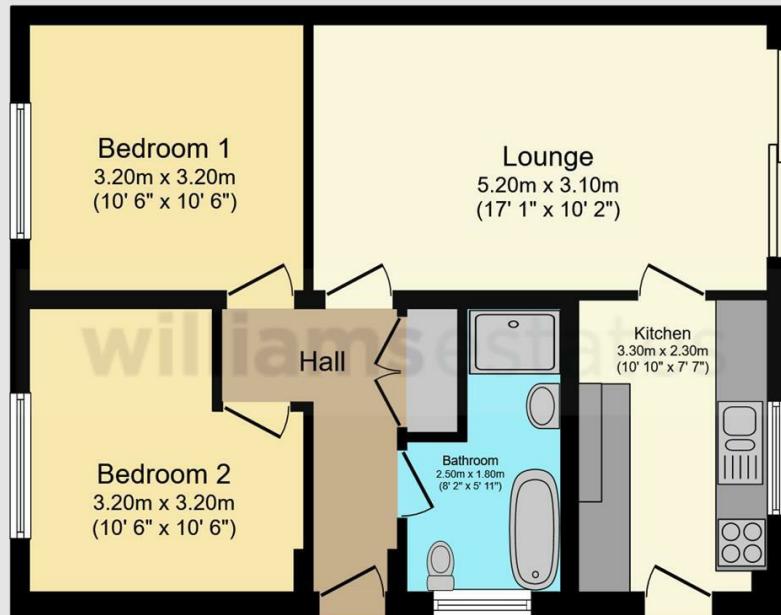
The hallway. It connects all the main rooms and includes doors leading to the bedrooms, bathroom, and lounge, maintaining a practical and efficient layout.

## Rear Garden



The rear garden offers a private, enclosed green space with a lawn and a paved seating area adjacent to the house. A garden shed stands at the rear boundary, and fencing surrounds the garden providing privacy and security, perfect for relaxing or entertaining outdoors.





Floor Plan

Floor area 56.6 sq.m. (610 sq.ft.)

Total floor area: 56.6 sq.m. (610 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that 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 prior to exchange of contracts is also recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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