



Wright Marshall  
Estate Agents

11 HEYES PARK, HARTFORD, NORTHWICH CW8  
2AJ

OFFERS IN THE REGION OF £525,000



Detached corner plot family home available in highly sought after Hartford

## Description

This 1970's detached house occupies a large corner plot, located off Chester Road and within close proximity to the centre of Hartford Village. It has been in the same family ownership for over 35 years.

Heyes Park is a small development of 40 houses, ideal for young children playing out and within easy reach to Hartford train station. Positioned at the head of the cul-de-sac, 11 Heyes Park occupies a very desirable plot.

The large sweeping driveway provides parking for two vehicles and visitors can easily park on the road. There is a double detached garage with an electric door which provides a side access to the rear garden and the utility room.

The south facing rear garden has been carefully landscaped creating sun traps to both sides of the property and a lovely raised lawned garden, with mature planted herbaceous borders.

The spacious porch is ideal for prams, shoes and coats. The entrance hall has an understairs storage cupboard and a downstairs Cloakroom/WC.

The ground floor benefits from a study, a 21 ft by 12 ft 3 reception room with a large floor to ceiling double glazed window to the front aspect. There are French doors to the rear garden and sliding doors from the dining room to the conservatory.

The kitchen overlooks for rear garden, flooding the room with natural light. The utility room comprises: the washing machine and the Worcester conventional gas fired central heating and domestic hot water boiler. There is access to the side garden and store where the meters and detached garage are located.

The first floor comprises a large landing with a floor to ceiling double glazed window, a spacious principal bedroom with built in double wardrobes with en-suite shower room, two further double bedrooms, a three-piece family bathroom, a large built in airing cupboard housing the hot water cylinder and a fourth bedroom.

Hartford is an extremely desirable village in West Cheshire, home to the renowned Grange School within walking distance, followed by St Nicholas Catholic High School and Hartford Church of England High School, plus Weaverham High School is only a short drive away.

Nearby primary schools also include The Grange, Hartford Primary School and Hartford Manor.

Hartford Village contains independent village shops, a supermarket, lovely cafes and restaurants, such as Chime and The Hart Of Hartford. Moss Farm Sports Complex is just a short distance. Local golf clubs include Hartford, Sandiway and Vale Royal Abbey.

The property is located close to Hartford train station, providing direct travel to London & Liverpool.





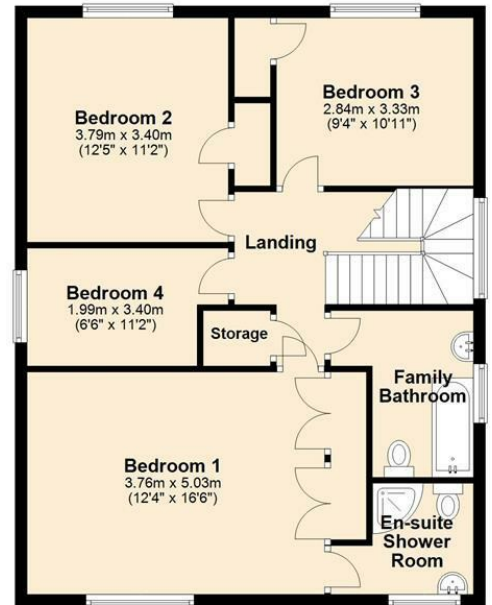




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		65	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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