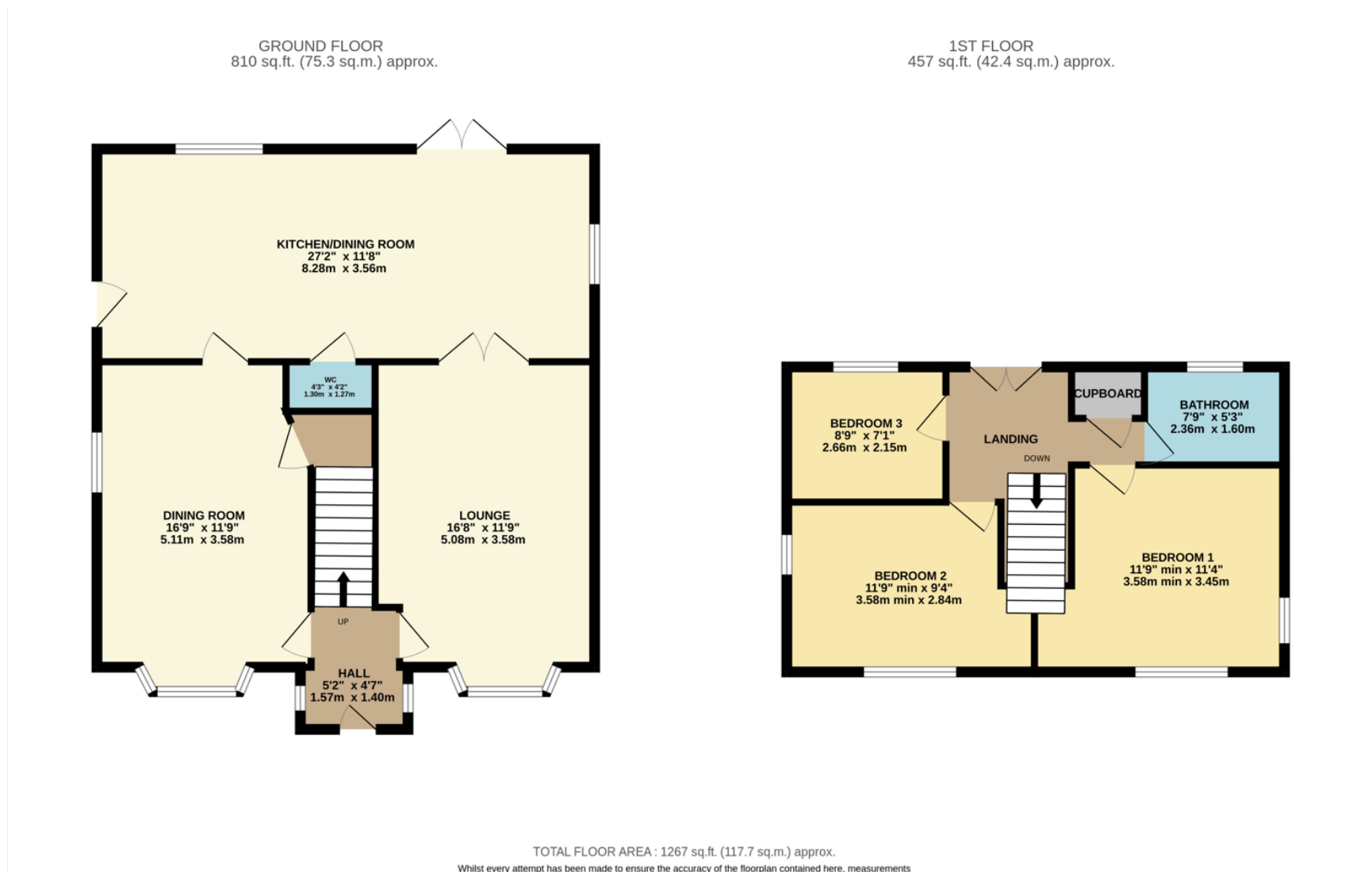




## FLOOR LAYOUT

Not to Scale - For Identification Purposed Only



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## Features

- Available With No Chain
- Extended Cottage Style Detached
- Substantial Lawned Gardens Approx 0.32 Acres
- Superb 27'2 Living Kitchen
- 3 Bedrooms

Welcome to Chester Road in the highly sought after suburb of Woodford. This distinctive and aesthetically pleasing cottage style detached home stands on an enviable size plot of approximately 0.32 acres with extensive and private lawned gardens

to the rear to cater for your every outdoor requirements. Planning permission was granted in 2011 for a single storey extension to the rear which has created a stunning 27'2 living kitchen which overlooks and provides direct access to the beautiful

gardens . In addition there are 2 lovely size reception rooms including a 16'5 lounge and separate formal dining room whilst at first floor level there are 3 bedrooms and an attractively fitted 3 piece bathroom suite.



Chester Road enjoys a semi rural location yet is within close proximity of excellent schools, public transport links and the affluent Bramhall Village with its fine restaurants and wine bars. The commanding size plot offers huge scope for further development (subject to planning permission) to create a stunning long term family home. The accommodation on offer briefly comprises : Entrance hall , impressive size lounge with feature central fireplace, separate 16'9 dining room, superb open plan living kitchen and downstairs wc. To the first floor a landing with French doors leading to a roof terraced overlooking the gardens also leads to 3 bedrooms and a 3 piece family bathroom suite. To the front of the property is a large gravel driveway and detached garage providing ample off road parking whilst to the rear are the amazing size private lawned gardens providing the perfect space for outdoor entertaining and recreational use. Viewing essential.

