



## Queens Drive, Childwall, Liverpool, L15 6XX

- Magnificent Four Bedroom Detached Residence
- Generous & Beautifully Maintained Throughout
- Fitted Kitchen Diner & Downstairs Shower Room
- Ensuite to Master & Three-Piece Bathroom Suite
- Prime Location in Desirable Suburb of Childwall
- Entrance Hall & Two Spacious Reception Rooms
- Four Bright & Well-Proportioned Double Rooms
- Vast Garden to Rear, Off-Road Parking & Garage



£695,000









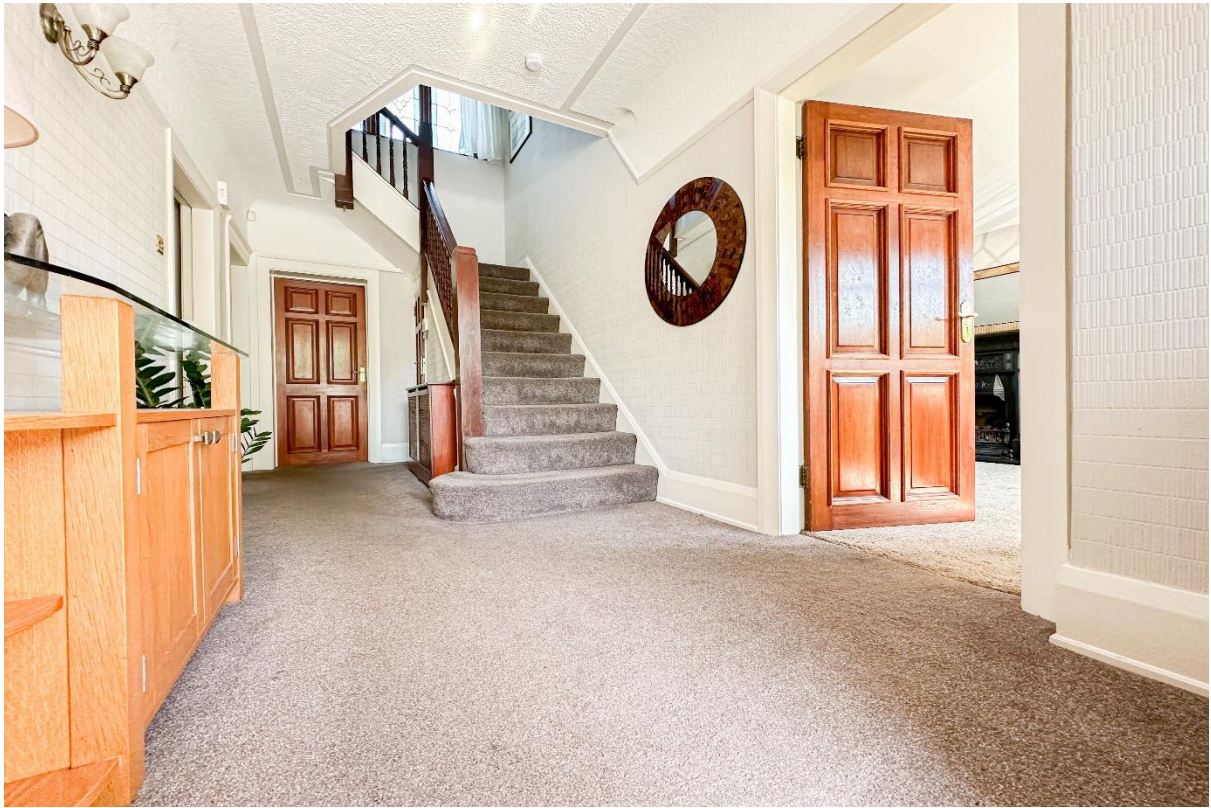






































## **Description**

Enjoying an enviable position on the desirable Queens Drive in the sought-after suburb of Childwall, L15, is this magnificent four bedroom detached residence, showcased to the sales market by appointed agents Move Residential. Boasting an impressive frontage, this beautifully maintained property offers exceptionally generous living proportions throughout which offer a wealth of potential, promising to make a truly exceptional forever home for a very lucky family. An inviting entrance hall greet you into the property leading through to two spacious and well-presented reception rooms, both flooded with natural light courtesy of large bay windows, and featuring exquisite fireplaces. The first also enjoys a set of doors offering views and access out to the rear garden, whilst the second leads into the substantial kitchen diner which presents a brilliant sociable space for enjoying family mealtimes. The dining area benefits from sliding doors bathing the room in daylight and flows seamlessly through to the kitchen which is complete with a range of fitted base and wall units and plentiful surface space. Completing the ground floor is a contemporary style fully tiled shower room, featuring a walk-in shower unit. As you ascend to the first floor the property continues to impress, offering four generously sized double bedrooms, each finished to an excellent standard and receiving an abundance of natural light, with the master and second bedroom further benefitting from bay windows and attractive fitted wardrobes. The master bedroom enjoys the added luxury of a deluxe ensuite bathroom, and completing the interior of this wonderful home is a three-piece family bathroom suite with a convenient separate WC. Externally, the residence further benefits from an expansive rear garden which presents the ultimate outdoor space for the whole household to enjoy, surrounded by established greenery borders which offer privacy and seclusion. A vast and neatly manicured lawn offers ample room for recreational activities, whilst a smartly paved patio area provides a serene spot for enjoying al-fresco dining in the summer months. To the front, a sizable driveway accommodates off-road parking for several vehicles, and a garage offers additional storage space. A viewing is highly recommended to fully appreciate the charm and exciting potential that this fantastic home has to offer, presenting an opportunity not to be missed for those searching for a property they can tailor to their own tastes.

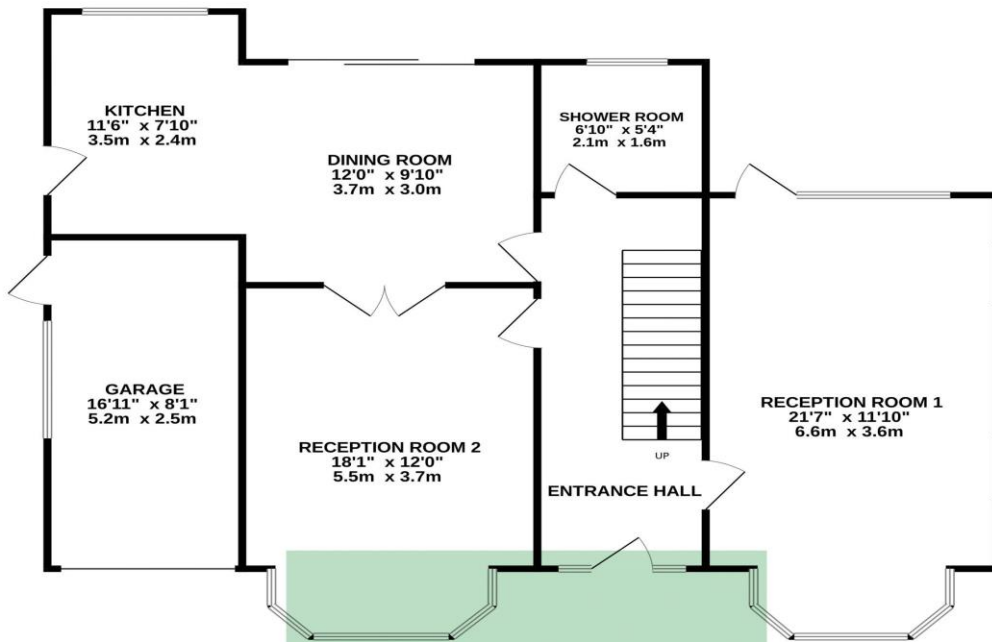
## **Location**

Childwall has a truly suburban feel to it with the range of large houses and green space making it a very sought after location. There are excellent transport links for commuters via the M62, which starts and ends in Bowring Park, and Broadgreen railway station, which offers regular services to Liverpool City Centre, Manchester, Wigan and St Helens, while the famous Childwall Five Ways links drivers to all areas of the City. For your free time, Bowring Park boasts the first municipal golf course in England, as well as the award winning National Wildflower Centre and plenty of open space. Childwall Woods meanwhile offers 39 acres of Local Nature Reserve to explore. Schools include Bishops Eton Primary School, the King David Schools and Childwall Sports College, as well as the Liverpool Hope University campus. First mentioned in the Doomsday book and still home to the only remaining medieval church in Liverpool, Childwall and the areas around it offer a comfortable modern slice of Liverpool life with the security that buying in a long established area brings.

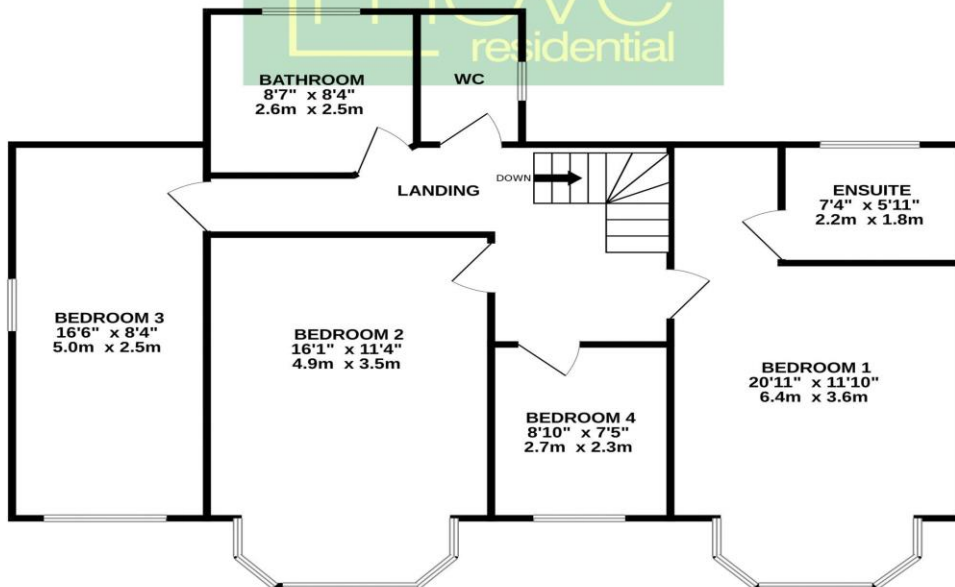


## Floor Plan

**GROUND FLOOR**  
1072 sq.ft. (99.6 sq.m.) approx.



**1ST FLOOR**  
998 sq.ft. (92.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2070 sq.ft. (192.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## EPC Summary

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

### Additional Information

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.