



Commonfield Road, Woodchurch, CH49
£185,000

Brennan Ayre O'Neill

Estate Agents | Surveyors | Property Managers

I think we might just love the kitchen of this one even more than our client does! Not only do we have an open aspect to the neighbouring farmland, we have parking for the entire family (and some!), we also have an extension to the rear which provides versatility - and space - the hottest commodity in family living!

Let's tackle the kitchen first, and what a sensation it is - from Panorama Kitchens, with feature Cosmic Black granite worktops, stainless steel Blanco Belfast sink with mixer tap, built in AEG fridge and separate freezer, plus Neff appliances, dimmable lights, five ring hob burner, dishwasher, and, something that we particularly like, a separate utility with plumbing and plentiful work top space to the solid wood surfaces.

The kitchen opens through to the living room with that lovely open aspect, and we also have access through to the extension which provides an extra living space; study, or perhaps a third bed for visiting family; complete with fully tiled shower room en suite. Doors from this versatile space lead on out to the garden.

Upstairs we have two generous double bedrooms, one to the rear over looking the garden, and one to the front, which straddles the full width of the property, with views out to the farmland beyond. And completing this floor is the second fully tiled modern shower room.

Externally, as mentioned, we have packs of parking, whilst to the rear we have a patio space as well as lawned area, shed, and mature shrubberies and borders - a lovely spot to enjoy our fleeting summers.

So - to round up - one superb kitchen, two extensions providing all important extra space, two double bedrooms, two shower rooms.

Form an orderly queue for your viewing!

Tenure: Freehold

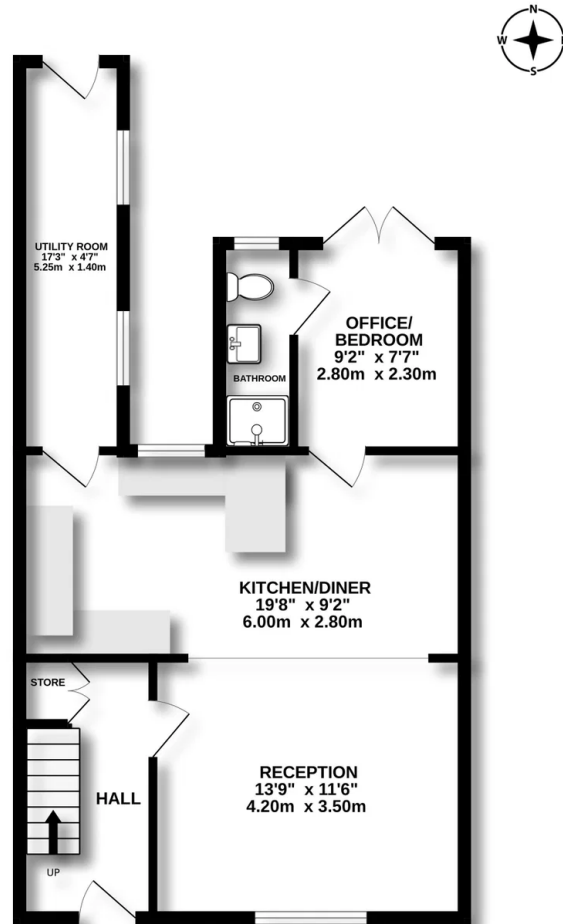
Council Tax Band: A



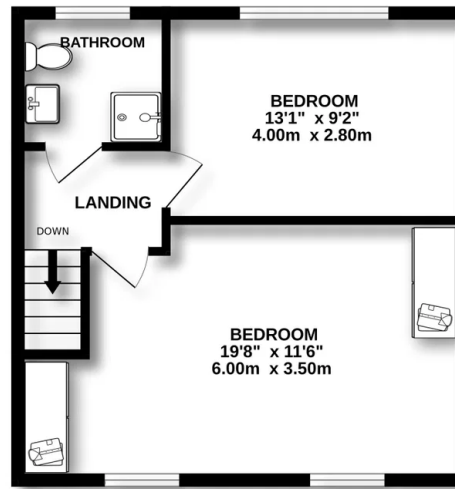




GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.1 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Ayre
O'Neill