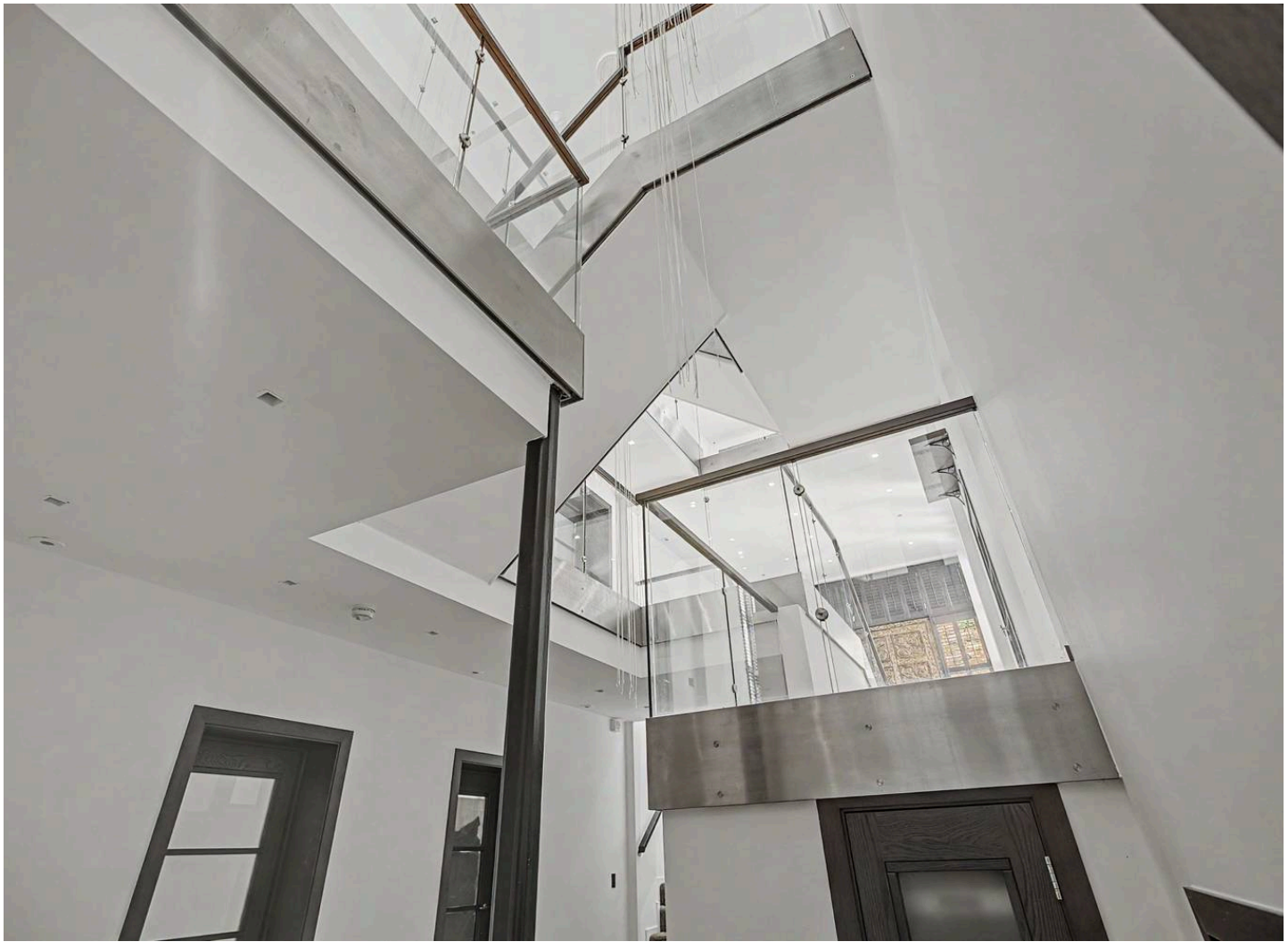
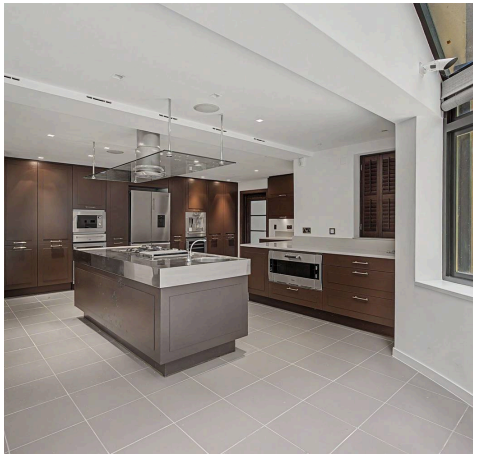

Broadway, Hale
£3,000,000









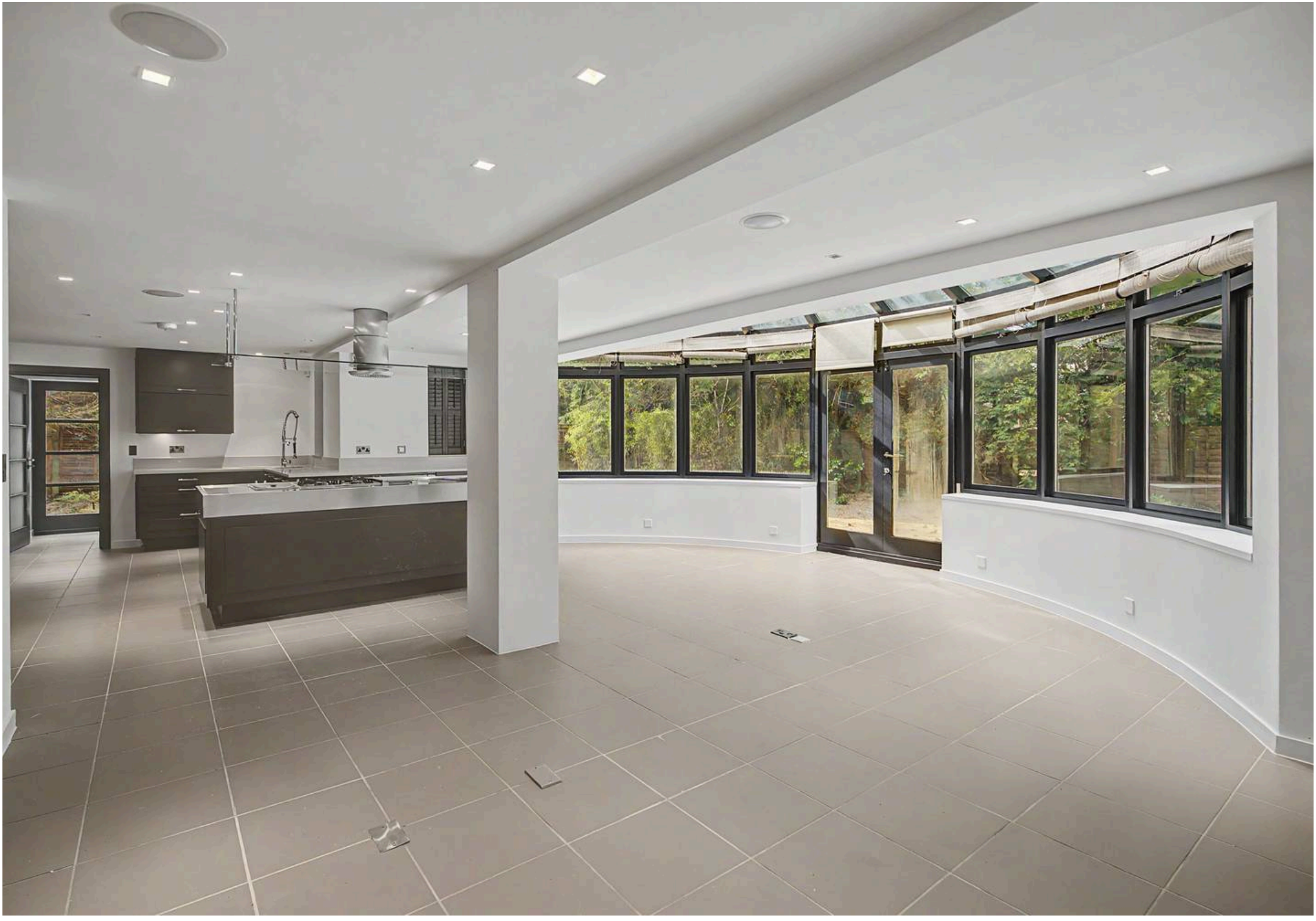
Impressive five-bedroom detached home in prestigious Hale. Split levels, four bathrooms, luxury kitchen, cinema, study, double garage, secure gated entry, and private gardens.
Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Split Level Family Home
- Five Bedrooms
- Four Bathrooms
- Secure Gated Parking
- Double Garage
- Four Reception Rooms
- Prestigious Address on Broadway
- No Chain

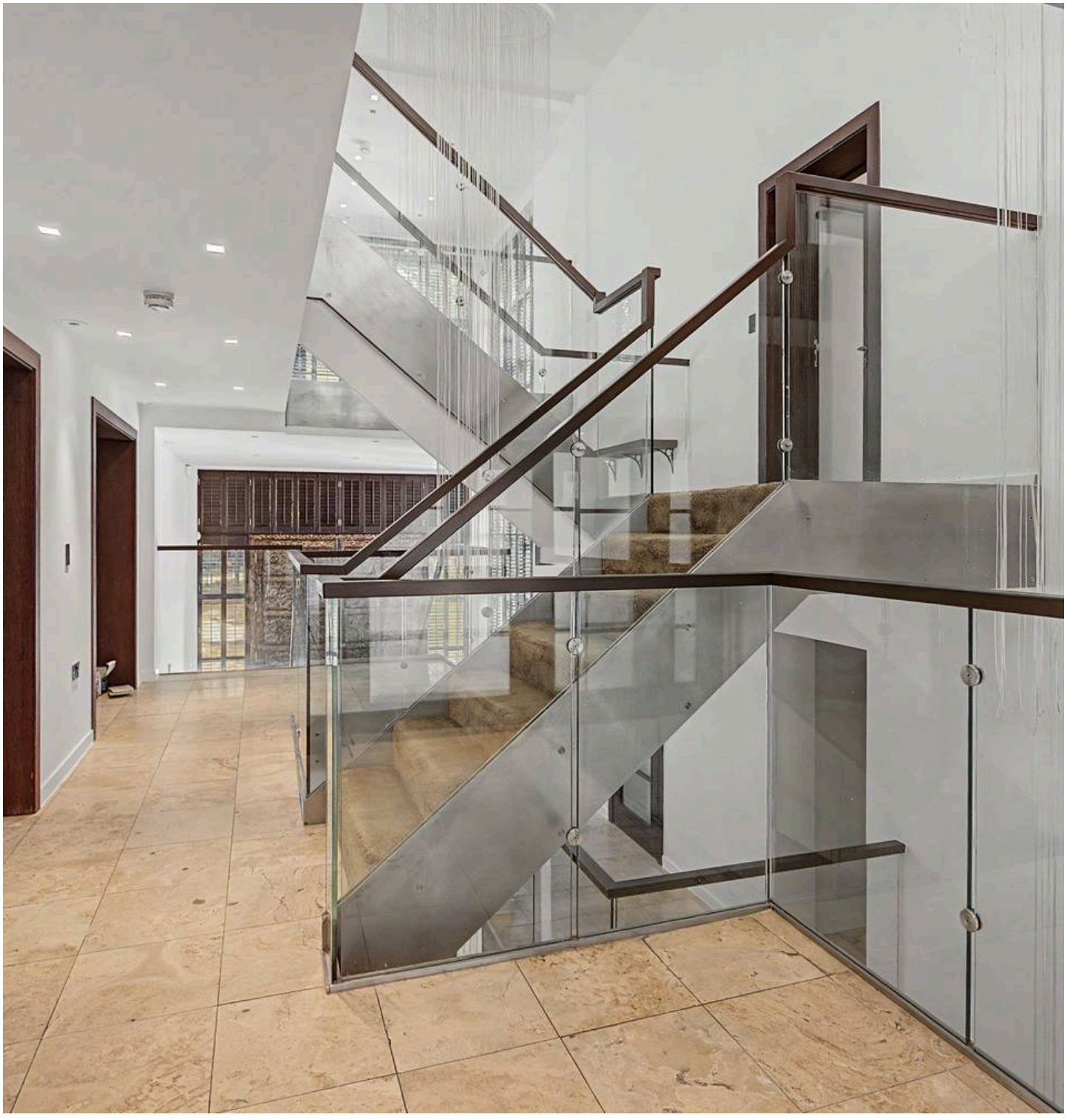


This impressive five-bedroom detached family home offers exceptional accommodation arranged over striking split levels, situated on one of the most prestigious and sought-after roads in Hale. Securely positioned behind an impressive, electronically gated in-and-out carriage entrance, the property provides an immediate sense of arrival, privacy, and ample secure parking.
Upon entering, you are greeted by a welcoming entrance hall providing direct access to a downstairs cloakroom, a convenient shower room, and the integral double garage.

Ascending to the first half-mezzanine floor, grand double sliding doors open into the principal living room. This sophisticated space boasts exceptional ceiling heights, dramatically enhancing the natural light and sense of volume found throughout the home. Beyond the living room, a further set of double sliding doors leads into a formal dining room, creating a seamless flow that is perfect for large-scale entertaining.

The heart of the home features an outstanding kitchen equipped with top-quality fixtures, granite work surfaces, and premium **Gaggenau** appliances, all complemented by a highly practical, separate utility room.

The lower ground floor offers remarkable architectural flexibility to suit modern lifestyles. It comprises two large reception rooms—currently utilised informally as additional bedrooms—a top-tier, dedicated home cinema room, and a separate study that is ideal for working from home or hosting long-term guests.

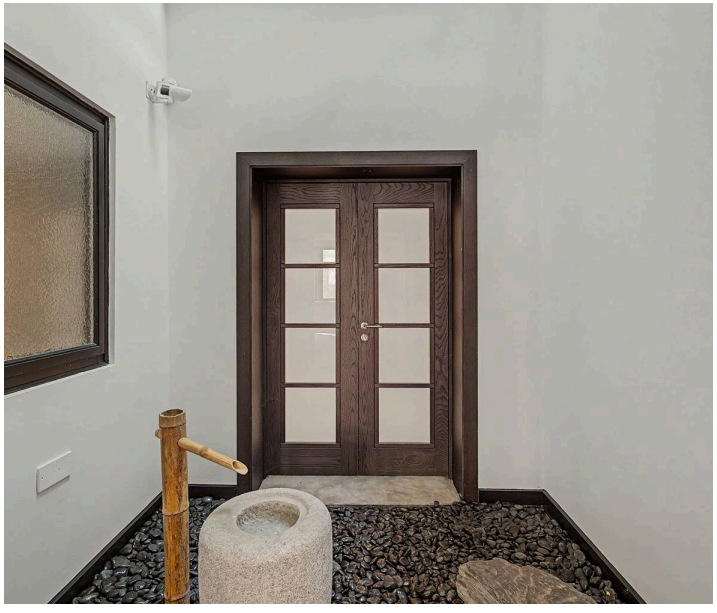


The luxurious master suite occupies the first floor, boasting a private en-suite dressing room and a full bathroom.
The top floor reveals a grand, expansive landing featuring two distinct informal sitting areas that overlook both the front and rear aspects of the property. Three further double bedrooms are located on this level; one benefits from an interconnecting **Jack and Jill shower room**, while a further guest room enjoys private en-suite facilities. In total, the property features four bathrooms, ensuring effortless convenience for a busy household.

The rear gardens offer a tranquil outdoor retreat, designed to be fully enclosed for maximum security and peace of mind. Perfectly oriented to enjoy the afternoon sunshine, the outdoor space is beautifully shielded from adjacent properties by a dense border of mature shrubs and trees within both the property's bounds and the neighboring gardens, ensuring an exceptional level of privacy.

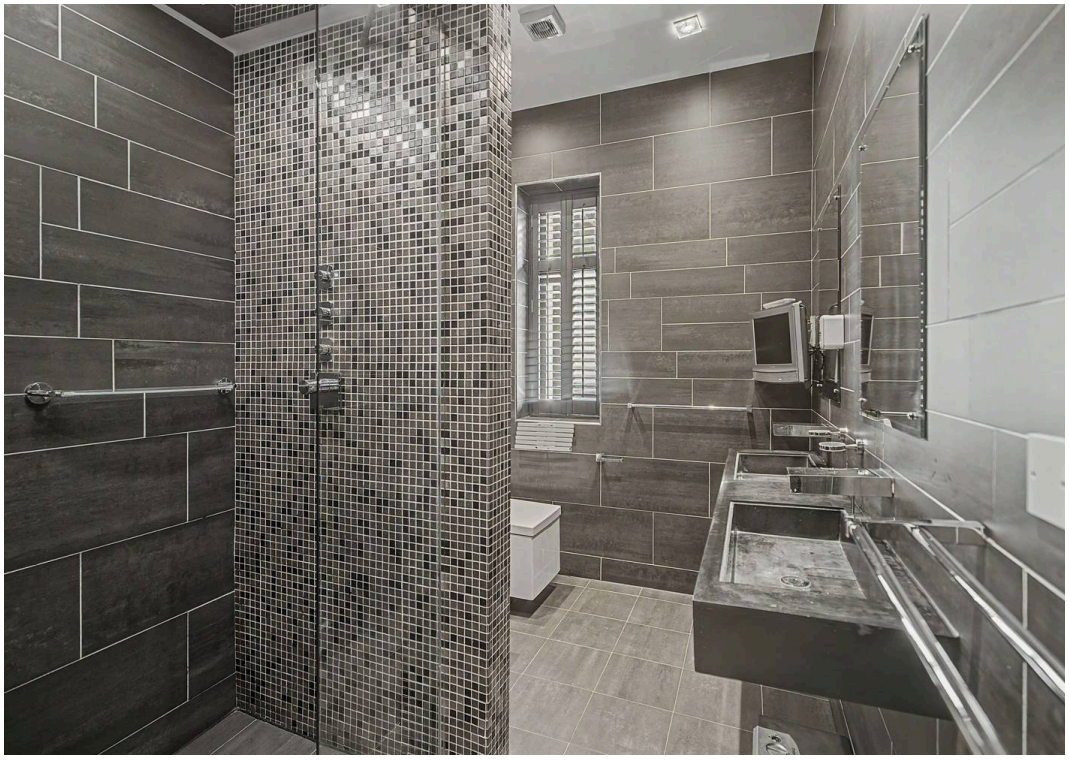
The thoughtful architectural design of this home creates a harmonious blend of grand formal reception spaces and comfortable informal family areas. Combining luxurious finishes, versatile accommodation, a double garage, and a premier Hale address, this exceptional detached residence offers a rare and unique opportunity for those seeking a sophisticated lifestyle.







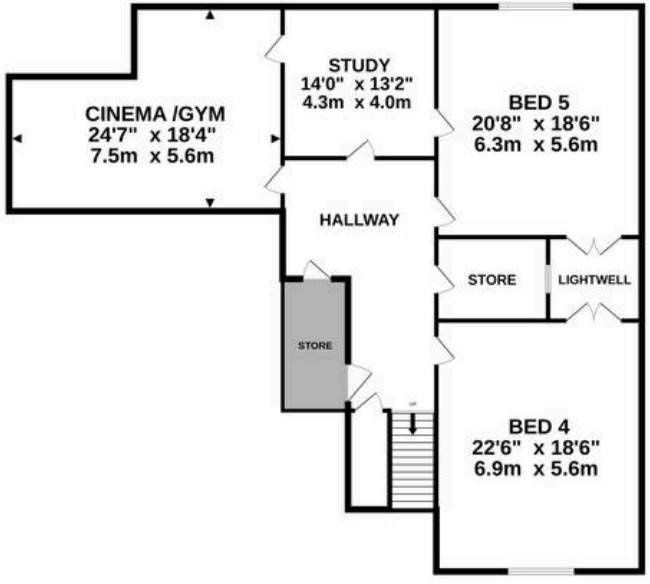




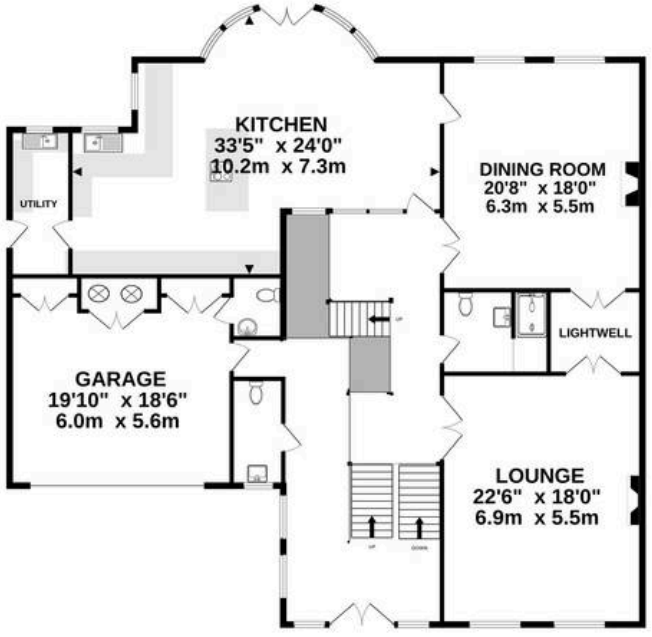




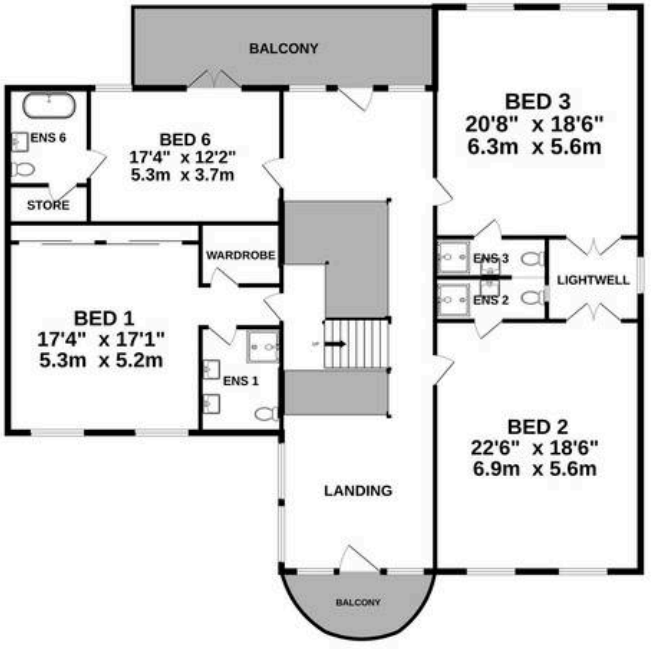
BASEMENT FLOOR



GROUND FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 6500 sq.ft. (603.9 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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