



Enville Road | Bowdon | Altrincham | WAI4 2PQ

£1,675,000



SHEPPARD & CO

Enville Road | Bowdon Altrincham | WA14 2PQ £1,675,000

- A substantial family home enjoying a corner plot
- Situated on arguably one of Bowdon's finest roads
- Impressive gardens extending to 0.35 acres
- Dual access from both Enville & Winton Road
- Catchment to the areas finest schools
- Spacious accommodation approaching 4,200 sq ft
- Three reception rooms plus dining kitchen
- Gated driveway and two garages
- Walking distance to Altrincham & Hale

Occupying one of the largest plots on arguably one of Bowdon's most prestigious roads, extending to approximately 0.35 of an acre, this exceptional semi-detached family home offers an outstanding combination of space, character and future potential.

Set behind double gates, the property provides beautifully proportioned accommodation arranged over four floors, perfectly suited to modern family living.

The ground floor comprises a welcoming entrance hall, elegant sitting room, spacious living room and a superb dining kitchen opening directly onto the decked terrace and rear garden, creating a wonderful space for everyday family life and entertaining. A rear vestibule completes the ground floor.

The lower ground floor offers excellent versatility, incorporating a generous bedroom, shower room, utility room and an impressive 11-metre reception room with direct access to the garden. This level is ideal as a guest suite, games room, home cinema or multi-generational living space.

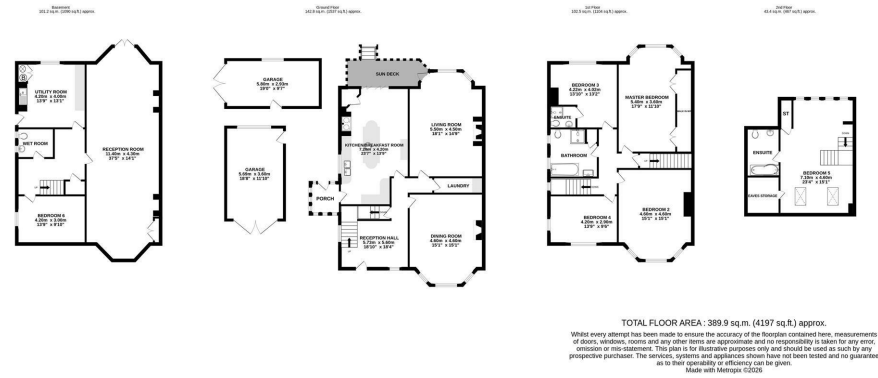
To the first floor are four well-proportioned bedrooms, including one with en-suite, alongside a beautifully appointed family bathroom. The second floor is dedicated to a further generous bedroom with en-suite and useful eaves storage.

Externally, the property is approached via a gated driveway providing ample off-road parking, complemented by a detached double garage and an additional single garage. The mature front garden creates an impressive approach, while the rear garden is a true standout feature. Extending across a substantial plot, it is mainly laid to lawn with established trees and shrubs, offering exceptional privacy. A raised decked terrace, accessed directly from the kitchen, provides the perfect setting for outdoor dining and entertaining.

A rare opportunity to acquire a substantial family home on one of Bowdon's most sought-after roads, where generous living space, exceptional gardens and an unrivalled location combine to create a truly special home.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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