



39 ALBEMARLE AVENUE
HARTFORD GRANGE



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Occupying a discreet position within an exclusive enclave of just three homes, this substantial detached family residence combines generous proportions, versatile living accommodation and a highly sought-after Hartford location.

Offering over 2,000 sq ft of versatile accommodation, including a converted garage that provides valuable additional living space, the home has been thoughtfully arranged around the realities of modern family life. With four double bedrooms, a dedicated home office that could comfortably serve as a fifth bedroom, three bath/shower rooms and beautifully balanced reception spaces, it is a home that adapts effortlessly as family needs evolve over time.

Positioned within the highly regarded Hartford Grange development, the property enjoys a rare combination of privacy, convenience and community, placing respected schools, village amenities, commuter links and green spaces all within easy reach.







37, 39
& 41

ALBEMARLE
STREET

39
ALBEMARLE
STREET



QUIETLY SET APART

Approached via a generous driveway providing ample parking, the property immediately conveys a sense of space and presence. Its handsome façade and well-balanced proportions create a welcoming first impression, whilst the tucked-away position within this small enclave brings an added sense of privacy and exclusivity.

Stepping inside, a central reception hall provides an elegant introduction to the home, establishing a natural flow between the principal living spaces and setting the tone for the accommodation beyond.



FLEXIBILITY WITHOUT COMPROMISE

To the front of the property, the principal reception room offers a refined yet comfortable setting for everyday living. A feature bay window draws natural light deep into the room, whilst the generous proportions provide ample space for both relaxation and entertaining.

Further along the hallway, a second reception room provides valuable versatility. Currently arranged as a family room, it could equally serve as a playroom, cinema room, snug or additional sitting room depending upon individual requirements. French doors open directly onto the garden, creating a seamless connection between inside and out and allowing the space to adapt beautifully throughout the seasons.







WHERE LIFE NATURALLY GATHERS

To the rear, the kitchen-dining room forms the heart of the home. Designed around the realities of modern family life, it combines extensive cabinetry, integrated appliances and generous preparation space with a substantial dining area suited to both everyday meals and larger gatherings. French doors open onto the garden, creating a natural extension of the living space and providing an ideal setting for entertaining, family celebrations and relaxed summer evenings.

Throughout the hallway, principal reception rooms and kitchen-dining space, wood-effect tiled flooring introduces both practicality and a sense of cohesion, complementing the contemporary styling whilst standing up effortlessly to the demands of busy family life.



A separate utility room provides additional storage and laundry facilities, helping to keep the main living spaces organised, whilst a cloakroom completes the ground floor accommodation.

The former double garage has been thoughtfully adapted to create a dedicated gym and fitness space. Equally suited to hobbies, storage, a games room or further home-working requirements, it adds another layer of flexibility to an already adaptable home.





A PLACE TO UNWIND

The feeling of space continues upstairs, where a generous landing provides access to the bedroom accommodation.

The principal bedroom enjoys impressive proportions and a pleasant outlook from its attractive bay window, creating a calm and comfortable retreat at the end of the day.

A contemporary en-suite shower room complements the space, providing both convenience and privacy.





ROOM TO GROW

Three further double bedrooms offer well-balanced accommodation for family members and guests alike. Bedrooms two, three and four each benefit from fitted furniture, maximising storage whilst maintaining a clean and uncluttered feel. Bedroom two is further enhanced by its own en-suite shower room, making it particularly well suited for older children, guests or multi-generational living.

A separate home office provides an ideal workspace for those working remotely. Equally, the room offers the flexibility to function as a fifth bedroom, nursery or dressing room should requirements change over time.

Completing the first floor, the family bathroom is beautifully appointed and fitted with a contemporary suite incorporating both a bath and overhead shower, creating a practical yet relaxing space for family life.









OUTDOOR LIVING, MADE EASY

The rear garden has been thoughtfully landscaped to provide an attractive and easily maintained outdoor environment. A generous lawn is framed by established planting and well-defined seating areas, creating a setting equally suited to children's play, outdoor dining and entertaining guests.

The garden enjoys a pleasing degree of privacy and offers ample space to enjoy throughout the warmer months, whilst the front driveway provides extensive off-road parking.





GROUND FLOOR



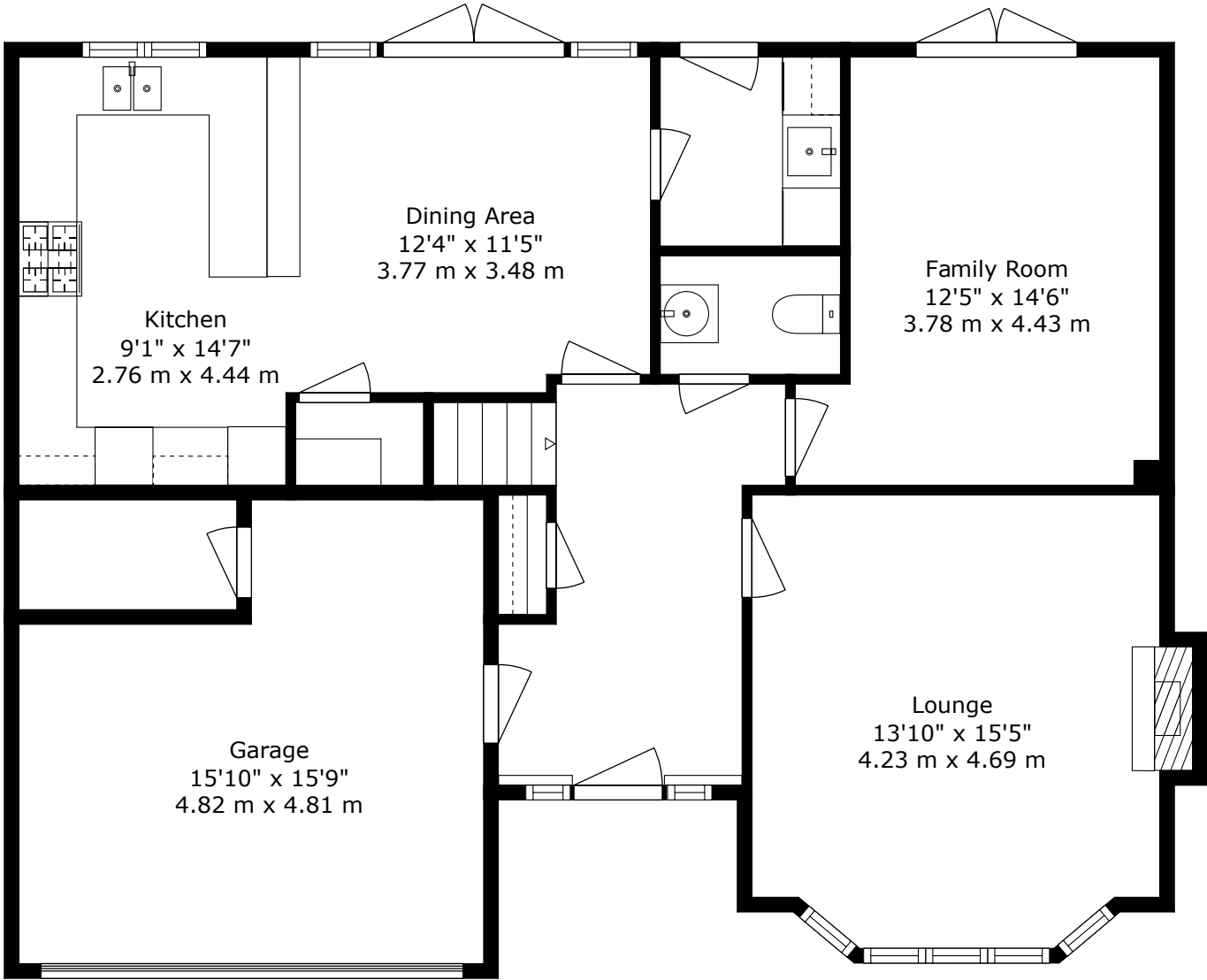
39 Albemarle Avenue
Hartford
Cheshire
CW8 1HU

TOTAL:
2097 sq. ft 195 m²

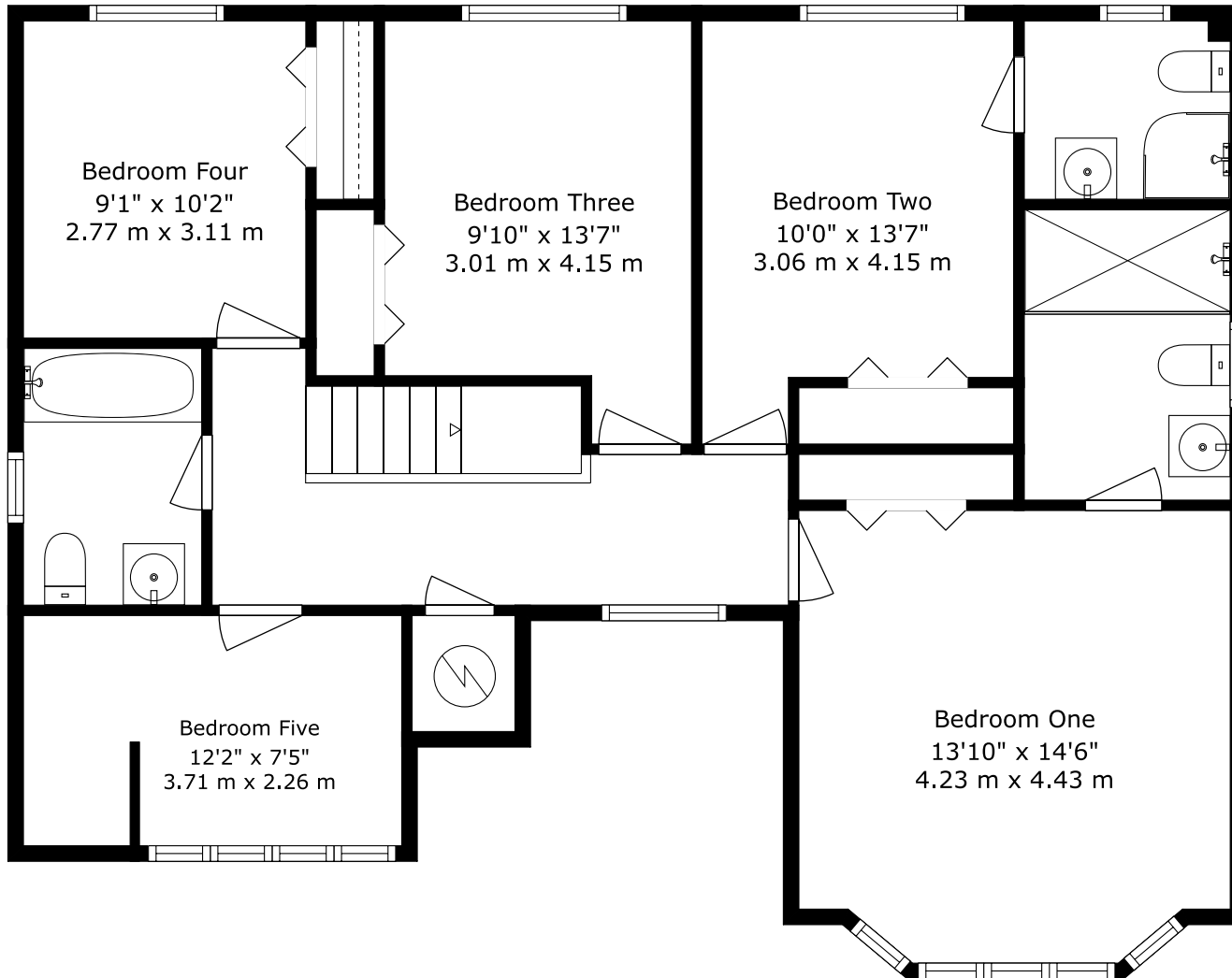
Ground Floor:
1108 sq. ft 103 m²

First Floor:
989 sq. ft 92 m²

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances
and other features are approximate only.



FIRST FLOOR



THE SETTING COMPLETES THE STORY

Hartford remains one of Cheshire's most sought-after residential locations, valued for its excellent schools, village atmosphere and superb commuter connections.

The property is well placed for access to Hartford village centre, local shops, cafés and everyday amenities, whilst nearby rail services provide direct links to Liverpool, Manchester and London. The surrounding countryside, river walks and green spaces further enhance the lifestyle on offer, creating an environment that appeals equally to families and professionals.

	Current	Potential
(92-100) A	94 A	95 A
(81-91) B		
(69-80) C		
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		



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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY:



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