









## 3 Rutherford Drive

Knutsford

Large family home in St Georges Park off Goughs Lane, with over 3,000 sq ft living space including 5 bedrooms, excellent reception space, mature garden and double garage.

Council Tax band: H

Tenure: Freehold

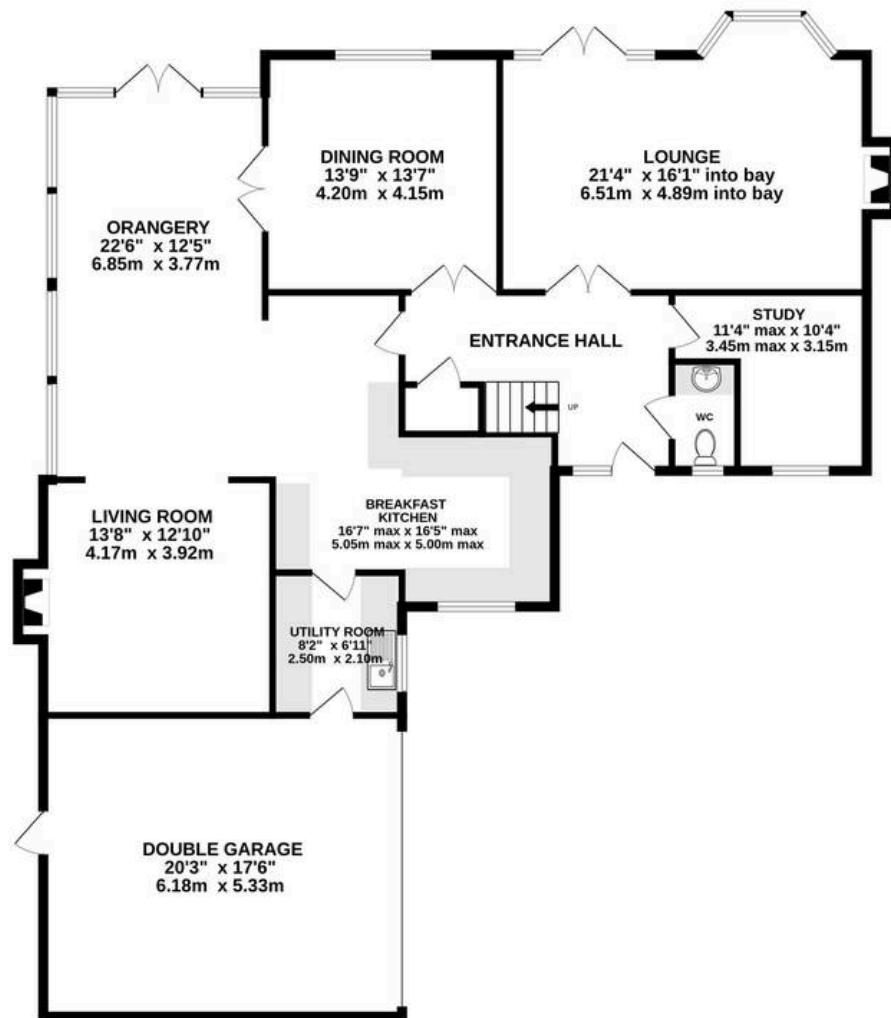
EPC Energy Efficiency Rating: D

- Extended and superbly presented detached house in popular gated development
- 4 reception rooms including a large, modern orangery
- Impressive principal bedroom suite with refurbished en-suite
- All five bedrooms featuring fitted/built-in wardrobes
- Integral double garage
- Enclosed, private gardens
- Wonderful layout of well proportioned accommodation extending to approximately 3,000sq ft (excluding double garage)

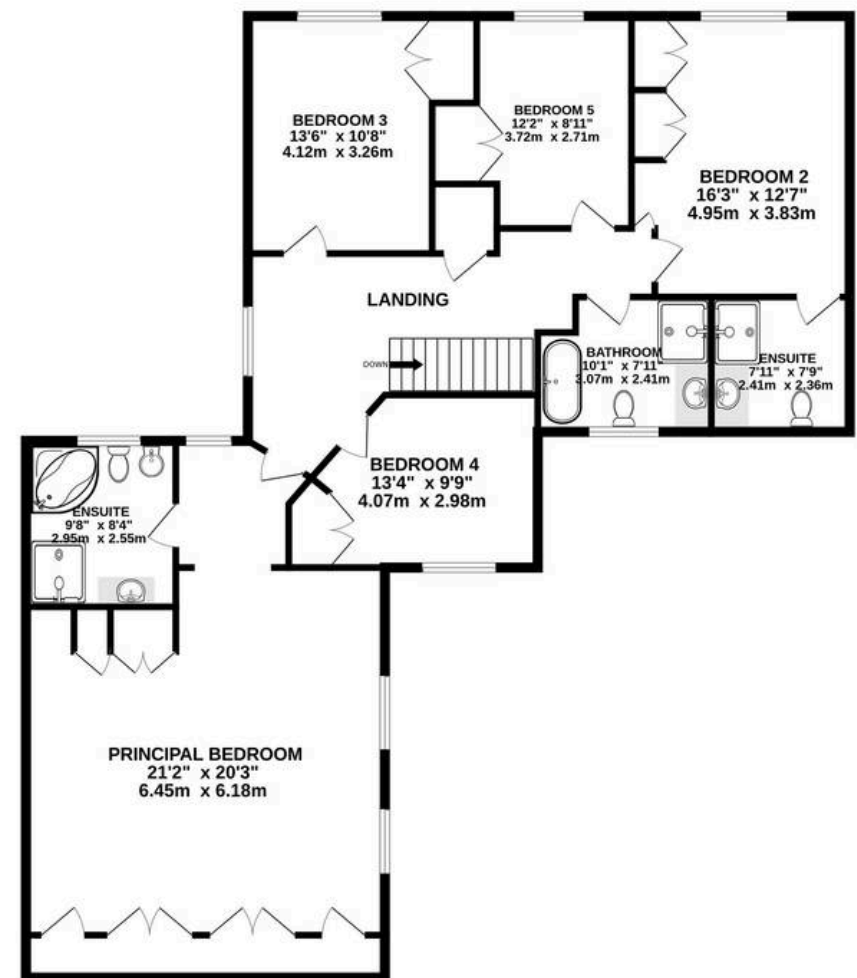




**GROUND FLOOR**  
1862 sq.ft. (173.0 sq.m.) approx.



**1ST FLOOR**  
1565 sq.ft. (145.4 sq.m.) approx.



**TOTAL FLOOR AREA : 3427 sq.ft. (318.4 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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