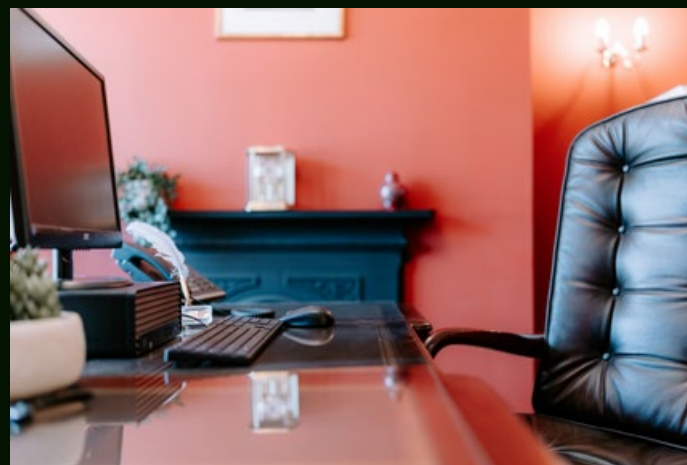




LABURNUM HOUSE

413 LONDON ROAD - DAVENHAM



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LABURNUM HOUSE

413 LONDON ROAD
DAVENHAM

TIMELESS BY DESIGN

Occupying a prominent position in Davenham village, this distinctive detached home has a quiet sense of order about it. The symmetry of the frontage, balanced proportions and thoughtful layout combine to create a house that feels reassuringly solid, beautifully maintained and built to stand the test of time.

Behind the wrought iron gates sits almost 2,000 sq ft of accommodation that has been cared for with obvious pride. The quality of its upkeep is evident throughout, creating a home that feels ready for its next chapter.







DESIGNED TO FLOW

The symmetry you notice from outside continues as soon as you step through the front door. The wide entrance hall, finished with solid oak flooring, creates an immediate impression of quality and balance, setting the tone for the accommodation beyond.

From here, the principal rooms are arranged naturally around the hall, giving the ground floor an intuitive flow that feels both practical and welcoming.

The lounge enjoys excellent natural light and generous proportions, while the snug at the front of the house has previously been used as an office. Equally, it could become a playroom, formal dining room or a dedicated home office, depending on the needs of the next owner.





OPEN TO EVERYDAY LIFE

To the rear, the kitchen opens naturally into the dining area, creating a generous open plan space that forms the heart of the home. French doors open fully onto the terrace and landscaped rear garden, allowing the outside to become part of everyday living during the warmer months.







SPACE THAT ADAPTS

Double doors connect the kitchen and dining area with the adjoining family room, creating the flexibility to enjoy one large flowing space or two separate rooms, depending on the occasion. The family room is filled with natural light from two Velux roof windows and a further set of French doors opening directly onto the garden, making it an inviting place to relax throughout the day.

A cloakroom sits conveniently off the entrance hall, while a separate utility room and internal access to the garage complete a ground floor that has been thoughtfully designed for modern family living.



A PLACE TO UNWIND

Upstairs, the feeling of space continues.

The principal bedroom is generously proportioned and benefits from its own en suite shower room, while three further double bedrooms provide flexibility for family life, guests or home working without compromise.

A well appointed family bathroom completes the first floor.







BEAUTIFULLY FRAMED

The rear garden reflects the same care and attention found throughout the house. Neat, established and thoughtfully maintained, it provides a private setting with mature planting, a generous lawn and a paved terrace that creates an ideal place to sit, relax or entertain during the warmer months.

To the front, wrought iron gates open onto a substantial driveway providing parking for several vehicles. The attached garage is a particular feature, with its impressive vaulted ceiling creating excellent storage space and offering flexibility for hobbies, a workshop or simply keeping everyday life neatly organised.





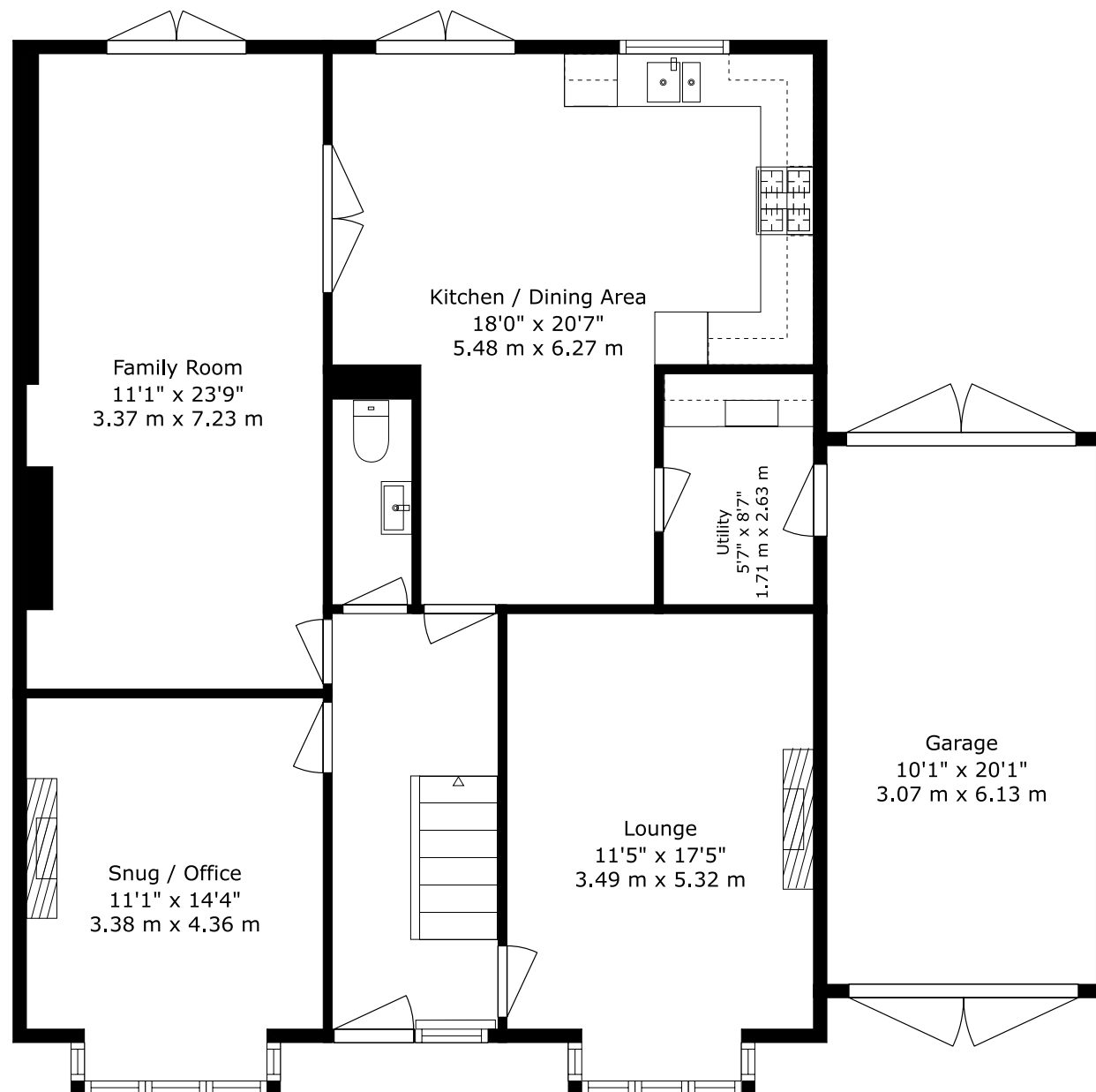
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DAVENHAM
CHESHIRE
CW9 8HN

TOTAL:
1987 sq. ft, 185 m²

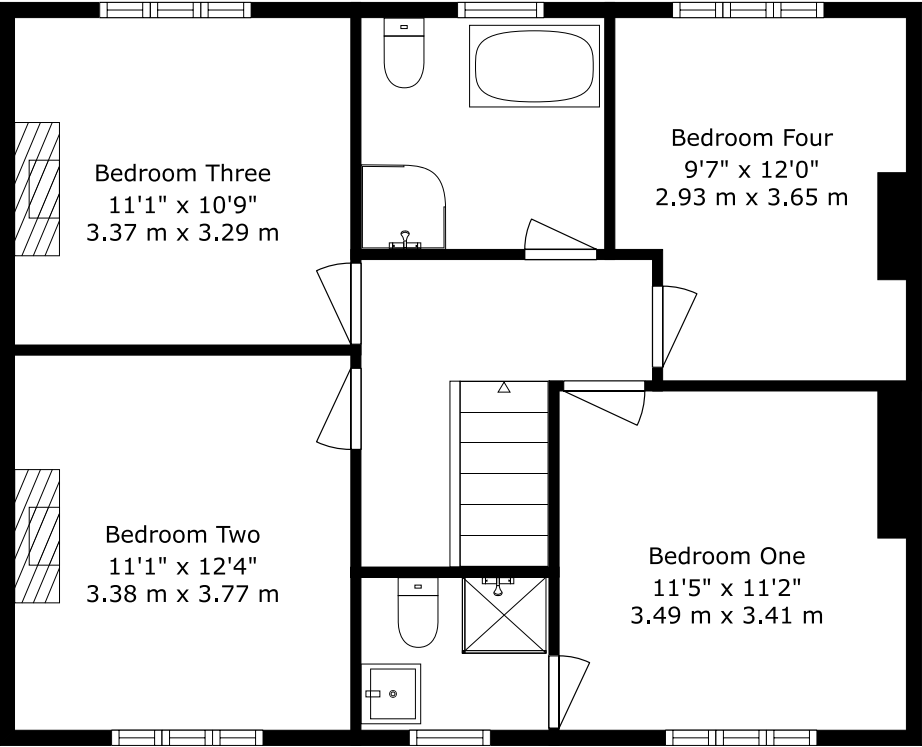
Ground Floor:
1297 sq. ft, 121 m²

First Floor:
690 sq. ft, 64 m²

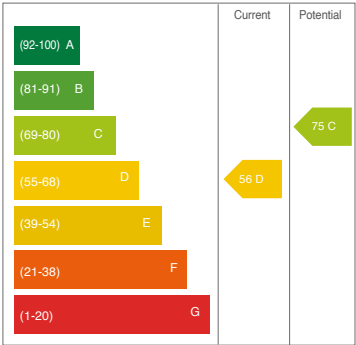
GROUND FLOOR



FIRST FLOOR



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



THE QUALITIES THAT MATTER

There is something quietly reassuring about a house that has been so well cared for.

The presentation is immaculate. The proportions are timeless. The layout remains as practical today as when it was first designed.

For some buyers, it will be a home to move straight into. For others, it will be an opportunity to introduce their own style over time.

Either way, the qualities that matter most are already here.



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SCAN TO VIEW
MORE DETAILS

CONTACT US TO VIEW THIS PROPERTY



01606 351133
sales@jlordandco.com
www.jlordandco.com