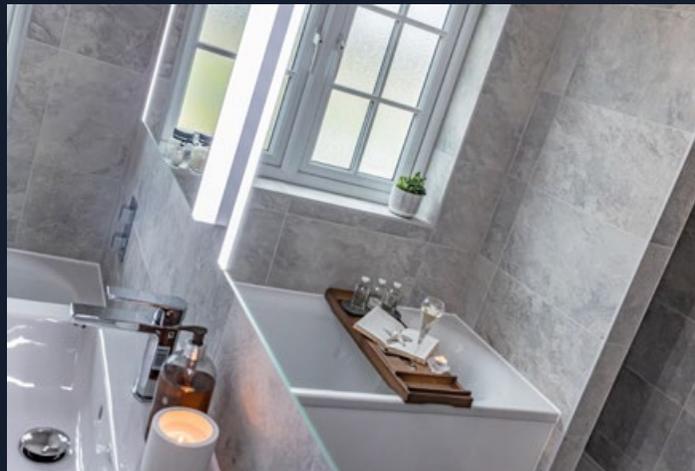




144 ALBEMARLE AVE  
HARTFORD



144 ALBEMARLE AVENUE  
HARTFORD

SOME HOMES ACCOMMODATE FAMILY LIFE.  
OTHERS ARE DESIGNED TO DEFINE IT.

Positioned within a peaceful cul-de-sac in the heart of Hartford, this substantial double-fronted residence extends to approximately 3130 sq ft and delivers the scale, flow and flexibility modern families seek; without compromising on refinement.







## THE MOMENT YOU KNOW

The arched entrance opens into a broad reception hall, where oak detailing and generous proportions immediately establish a sense of calm. Wood-effect porcelain tiling flows underfoot; both practical and elegant, enhanced by underfloor heating across the ground floor, ensuring comfort is felt as much as seen.

To the front, the bay-fronted lounge offers a more intimate retreat, ideal for evenings by the fire or quiet conversation away from the main living areas. A separate study provides a dedicated workspace, positioned for focus yet connected to the rhythm of the home.

## THE SOCIAL HEART OF THE HOME

Across the rear of the home, the space opens dramatically into its true centrepiece — an expansive open-plan kitchen, dining and family room designed for the rhythm of modern living.

At its heart sits a beautifully crafted shaker kitchen, finished with Silestone work surfaces, a full suite of integrated Siemens appliances and a generous central island that naturally becomes the social anchor of the room — equally suited to morning coffee or evenings spent entertaining.









## FRAMING THE VIEW

From here, the space flows effortlessly into the dining and family areas, where wide bi-fold doors stretch across the rear elevation and frame the raised terrace and gardens beyond.

Elevated slightly above the lawn, the terrace enjoys an open outlook across the rear boundary, creating a sense of space and separation rarely found in modern developments — and a perfect position from which to enjoy the evening sunsets.

In warmer months the doors open fully, allowing indoor and outdoor living to merge into one continuous space — ideal for relaxed family meals, summer gatherings or evenings that drift easily from inside to out. Steps lead down to the garden below, with a discreet gate providing both practicality and reassurance for families with children or pets.



## DESIGNED FOR EVERYDAY LIVING

Natural light moves easily across the entire room throughout the day, enhancing the sense of openness while maintaining a calm, welcoming atmosphere that makes this part of the home as comfortable for everyday living as it is impressive for entertaining.

Practicality is thoughtfully integrated. A well-appointed utility and boot room sits just off the kitchen, offering additional fitted storage and everyday functionality, while internal access leads directly through to the integral double garage.









## SPACE TO RETREAT

Upstairs, the sense of space continues across a well-balanced first floor designed to provide both privacy and flexibility for modern family living.

Five well-proportioned bedrooms are arranged across the floor, three of which benefit from their own en-suite facilities.

The principal bedroom forms a calm and generously proportioned retreat, beautifully framed by a deep bay window that draws natural light across the room.

A fully fitted walk-in dressing room sits discreetly to one side of the bedroom, offering extensive storage.

The en-suite shower room lies just beyond, finished in warm stone tones and thoughtfully arranged with a contemporary walk-in shower and twin basin vanity — adding both practicality and a subtle sense of everyday luxury.

## SPACE FOR EVERYONE

The remaining four bedrooms continue the same sense of space and balance found throughout the home.

Two benefit from their own en-suite shower rooms, creating welcome independence for older children or visiting guests and allowing the home to adapt easily as family life evolves.

The further two bedrooms are equally well-proportioned and are served by a stylish family bathroom, finished in elegant stone-effect tiling and offering both a full-sized bath and a separate walk-in shower.





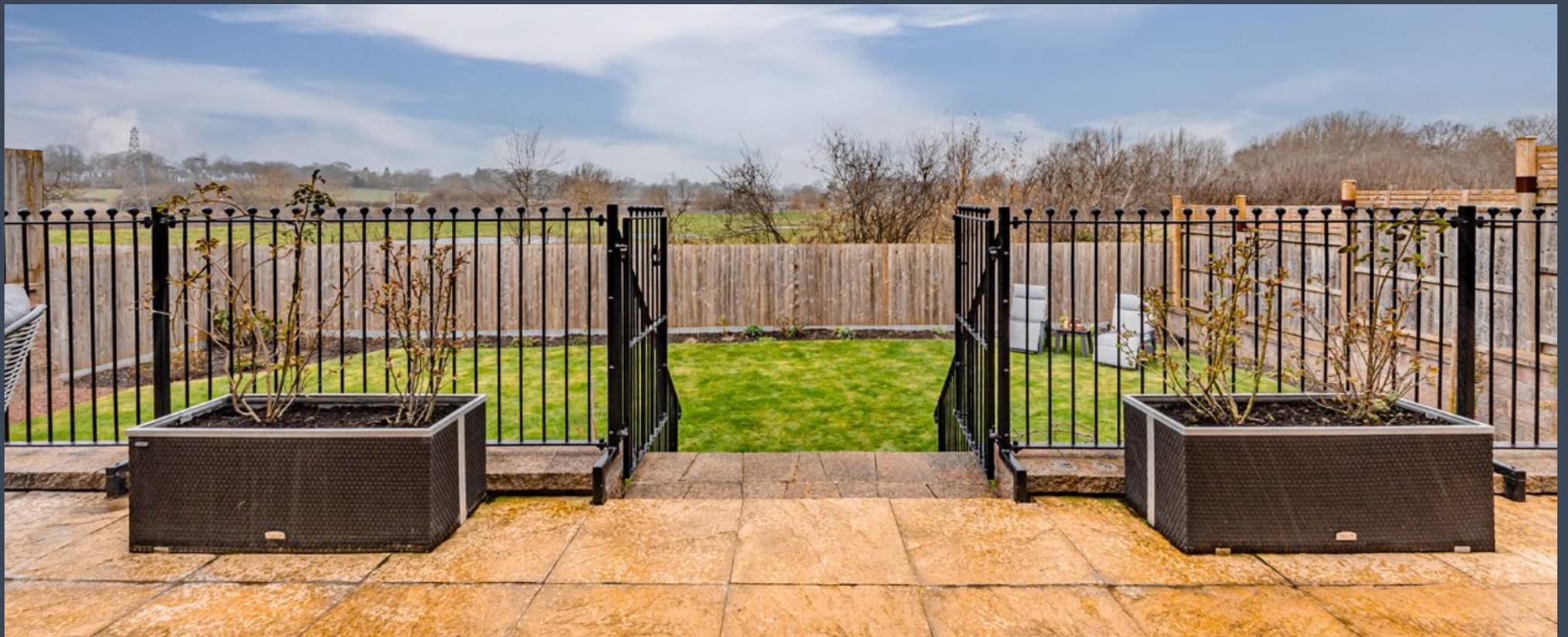


## A SETTING THAT STANDS APART

Externally, the rear garden is a notable advantage. Enjoying an open, non-overlooked aspect; a rarity within Hartford Grange, the space feels protected and private rather than enclosed.

A raised terrace provides the ideal setting for outdoor dining or to simply sit and enjoy the sunset, with steps descending to lawn below, creating a garden equally suited to entertaining and everyday family life. The generous driveway provides ample parking in addition to the integral double garage.

144 Albemarle Avenue is within walking distance of Hartford's highly regarded schools, village amenities and commuter connections, this is a home designed not simply for today; but for the years ahead.



## THE ESSENTIALS

- Substantial five-bedroom detached home extending to approximately 3,130 sq ft
- Peaceful cul-de-sac setting within the sought-after Hartford Grange development
- Impressive open-plan kitchen, dining and family space with bi-fold doors to terrace
- Three bedrooms with en-suite facilities, including a principal suite with dressing room
- Stylish family bathroom with bath and separate walk-in shower
- Raised terrace and private rear garden enjoying an open, non-overlooked aspect
- Integral double garage and generous driveway parking
- Walking distance to Hartford's highly regarded schools, village amenities and commuter links







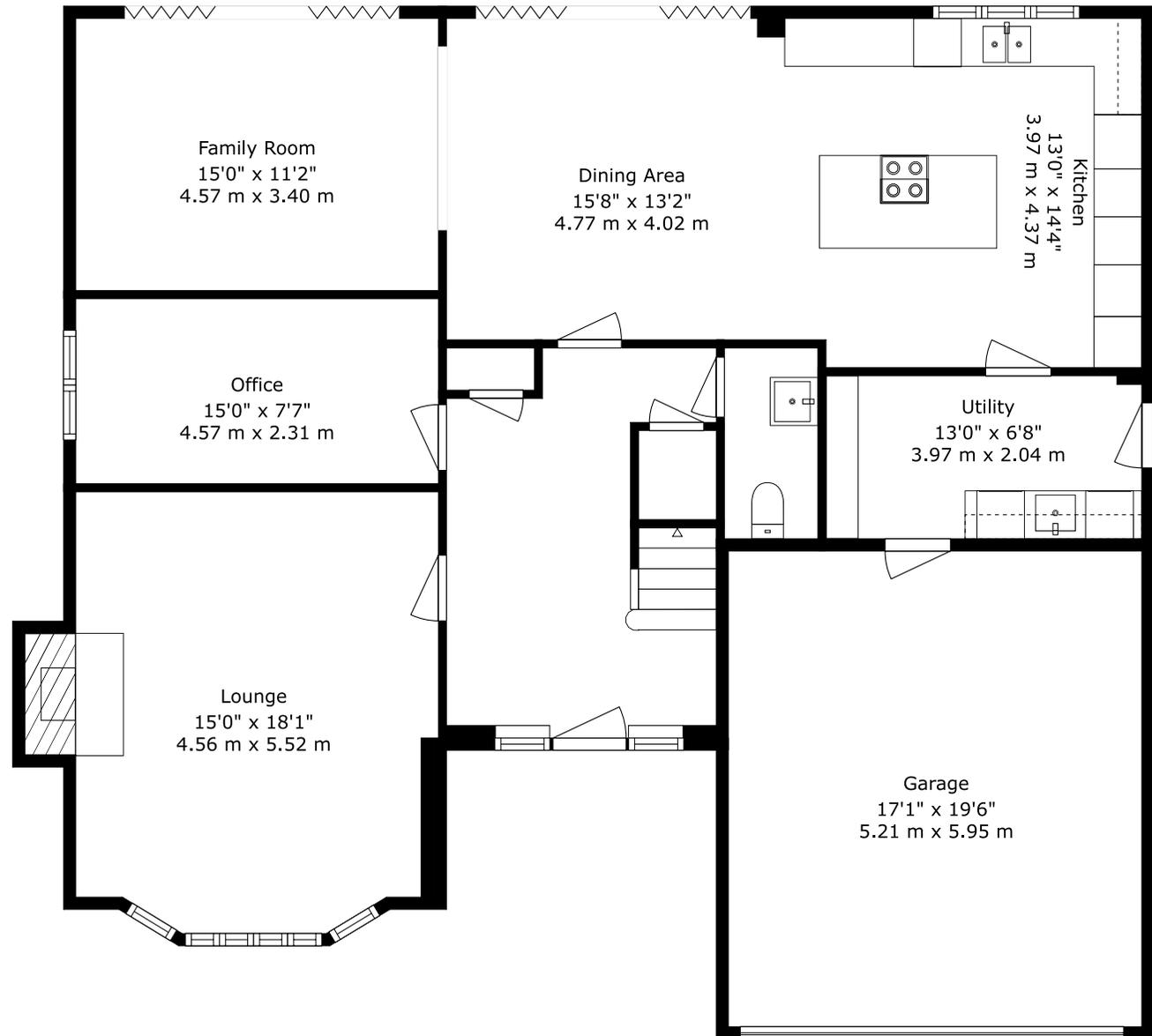
144 Albemarle Avenue,  
Hartford, Cheshire  
CW8 1HS

**TOTAL:**  
3130 sq. ft - 291 m<sup>2</sup>  
Ground Floor:  
1602 sq. ft - 149 m<sup>2</sup>  
First Floor:  
1528 sq. ft - 142 m<sup>2</sup>

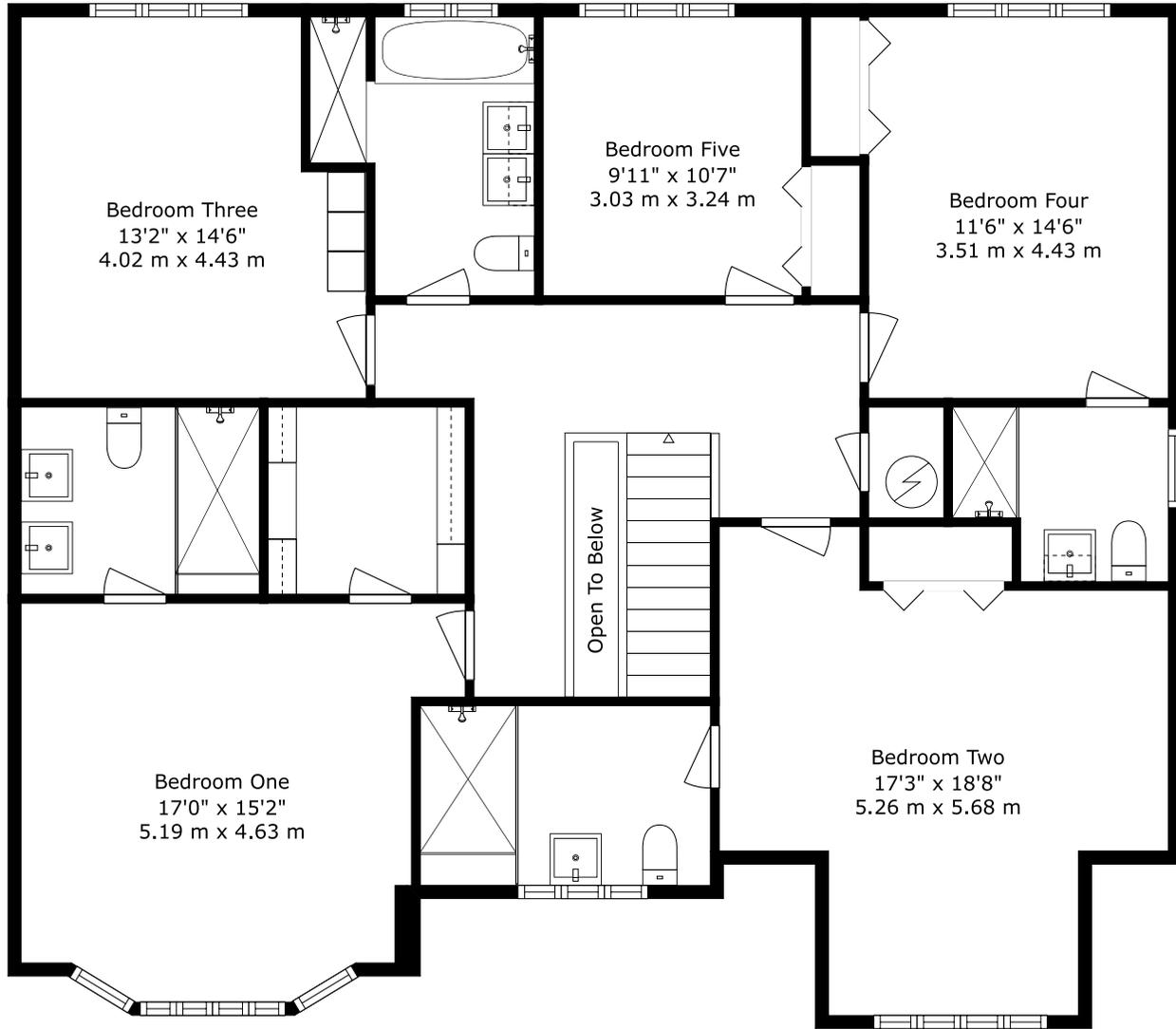
	Current	Potential
(92-100) A		
(81-91) B	87 B	91 B
(69-80) C		
(55-68) D		
(39-100) E		
(21-38) F		
(1-20) G		

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

# GROUND FLOOR



# FIRST FLOOR









144 Albemarle Avenue, Hartford, Cheshire CW8 1HS



SCAN TO VIEW  
MORE DETAILS



CONTACT US TO VIEW THIS PROPERTY:

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