

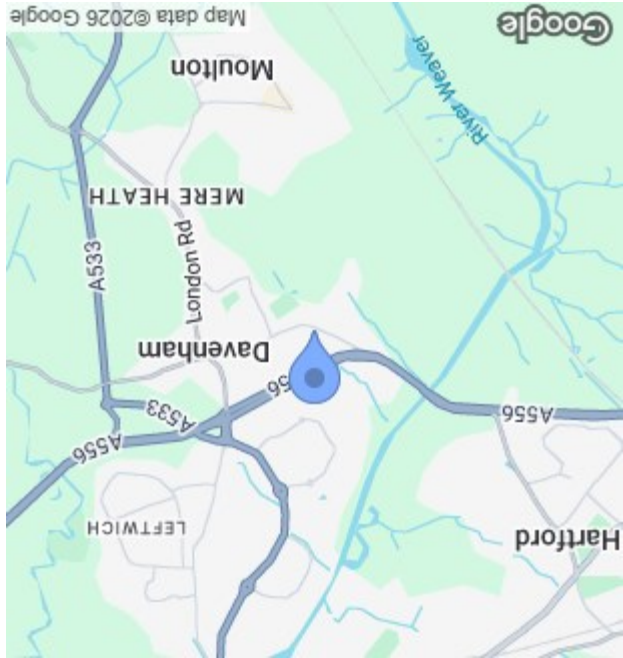
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98 Hartford Road, Davenham  
Approximate Gross Internal Area:  
1186 sq.ft / 111 sq.m



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	G
	F
	E
	D
	C
	B
	A
Very energy efficient - lower running costs	(92 plus)
Current	61
Potential	81



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MATCHING PEOPLE TO PROPERTY



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Offers Over  
£300,000

From the road, the property sits comfortably within one of Davenham's most established settings, with driveway parking to the front and a welcoming sense of familiarity.

Stepping inside, there is an immediate feeling of space. The layout unfolds naturally, offering a collection of rooms that can adapt to modern family life. The lounge forms the heart of the home, a notably generous reception room that provides ample space for both everyday living and larger family gatherings. Natural light filters through the front-facing windows, while the proportions of the room create a comfortable setting throughout the seasons.

Adjacent to the lounge, a separate family room offers valuable flexibility. Whether used as a playroom, snug, home office or additional sitting room, it provides the adaptability that modern households increasingly seek. To the rear, the dining room enjoys a direct connection with the garden, creating a natural setting for family meals, entertaining or simply enjoying the changing seasons beyond the windows.

The kitchen is practical, well-proportioned and comfortably arranged for everyday use. Generous worktop space and storage provide functionality from day one, while the layout offers scope for future enhancement should a buyer wish to introduce their own design ideas over time. Beyond the kitchen, a useful utility room provides valuable additional storage and laundry space and the WC adds further practicality for family life and visiting guests alike.

Upstairs, the accommodation continues to feel balanced and well considered.

The principal bedroom is particularly generous, offering ample space for freestanding furniture and enjoying pleasant views towards the front of the property. Two further bedrooms provide comfortable accommodation for children, guests or those requiring dedicated work-from-home space. Each room benefits from good natural light and proportions that allow flexibility as family needs evolve over time.

The family bathroom is notably spacious and serves the first-floor accommodation well. A freestanding bath creates a focal point within the room, complemented by a separate shower enclosure that enhances everyday practicality. The scale of the space offers both comfort and potential, providing an excellent foundation for future personalisation.

To the rear, the garden extends well beyond the immediate patio terrace, creating a surprisingly generous outdoor environment for a village home. A paved seating area directly outside the house provides an ideal setting for summer dining and entertaining, while the lawn stretches towards mature trees and established planting beyond. The length of the garden creates a genuine sense of privacy and space, offering opportunities for gardening, family life or simply enjoying quieter moments outdoors.

