



15 Haven Close, Hazel Grove

£635,000 Freehold

FOUR DOUBLE BEDROOMS • TWO BATHROOMS • TWO RECEPTION ROOMS • INTEGRAL GARAGE • QUIET CUL-DE-SAC
• LARGE CORNER PLOT



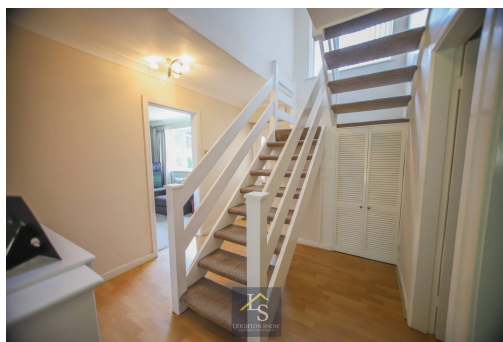
Haven Close is a quiet cul-de-sac positioned off Bramhall Moor Lane on the Hazel Grove/Bramhall border offering superb rail and road transport links close-by. The property is a beautifully appointed family home with four double bedrooms, two bathrooms, two reception rooms, modern breakfast kitchen, integral garage and a truly wonderful garden.

Council Tax band: E

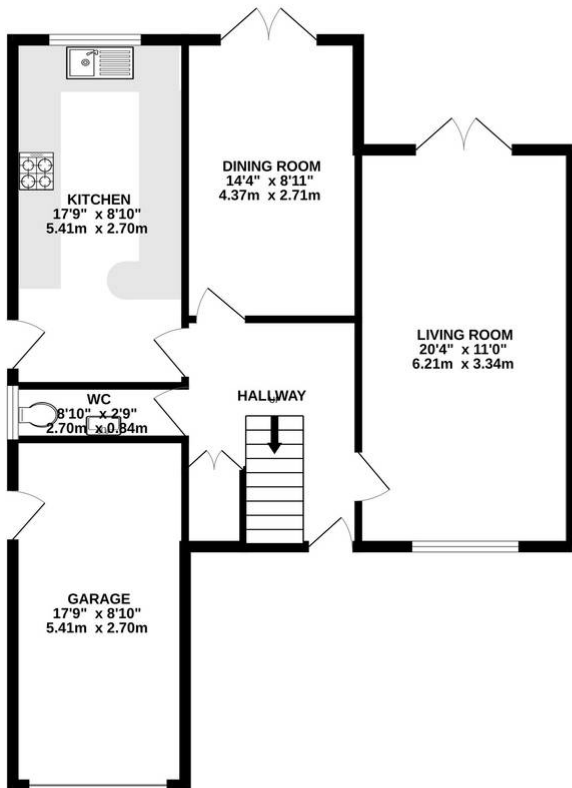
Tenure: Freehold



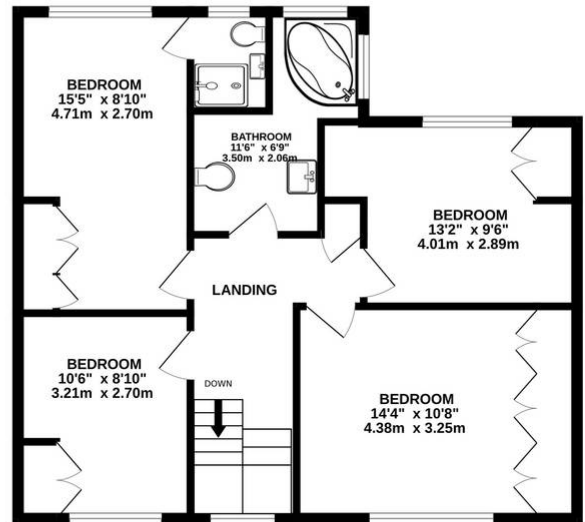
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GROUND FLOOR
794 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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Positioned behind mature hedging providing excellent privacy, the property sits on the bend of the road providing a lovely frontage and larger than usual plot. A driveway sits alongside a front lawn and leads to the up and over door accessing the integral garage. An EV charger provides a point to charge an electric vehicle, whilst further electric points can be found throughout the garage space as well as a water point. A covered porch leads to the front door where the entrance hallway offers a warm welcome with turning staircase. To the right is the living room; a lovely dual aspect room with window at the front and double doors at the rear leading out to the garden. The dining room sits alongside the living room and provides further doors accessing the garden. Next to the dining room is the kitchen, this is a modern space with white high-gloss handle less cupboards and drawers with integrated appliances to include dishwasher, fridge/freezer, double oven, four ring gas hob and extractor fan. A breakfast bar provides a social space to sit and eat whilst a side door provides access to the side of the house. The ground floor is completed with a WC sitting off the hallway alongside a handy under stairs storage cupboard.

To the first floor there are four well-proportioned double bedrooms and two bathrooms. All four bedrooms boast fitted bedroom furniture with wardrobes and drawers. The master bedroom is positioned at the rear with fabulous views out over the garden. An en-suite offers a shower, WC and wash hand basin. The family bathroom is another three piece suite with WC and wash hand basin set within vanity units incorporating super storage and countertop space, and a corner bath with shower over. On the landing there is a storage cupboard as well as access via drop-down ladders to the boarded loft space.

The rear garden is a fabulous space. Mature trees and hedging as well as bungalows at the rear allow for an excellent degree of privacy. The garden is primarily lawn and further benefits a paved patio sitting off the living room under a solid wooden pergola and a wooden decking positioned in the top corner providing the perfect spot to catch the sun as it sets. There is a wooden shed as well as a summer house positioned alongside the paved patio which has been used as an office space and offers electric points and windows. There is access down both sides of the house, where on the right a small lawn space is the ideal spot for a tucked-away washing line.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings



