





A modern, extended detached family home in cul-de-sac location

- Extended Detached Family Home
- Four Reception Rooms
- Luxury Kitchen Breakfast Room
- Four Bedrooms
- Two Bath/Shower Rooms
- Double Garage & Driveway
- Enclosed Rear Garden

### Description

A modern, detached family home in cul-de-sac location overlooking a common green area to the front. The property has been extended and modified and features a large open plan living area across the back of the house, incorporating a family room, dining room and hi-spec kitchen breakfast room with extensive fitted cupboards and 'Miele' appliances, including two ovens, a coffee maker, warming drawer and induction hob. In addition there is a full height wine cooler, fridge/freezer, dishwasher and instant boiling water tap. The ground floor also includes a lounge, study/snug, vaulted entrance hall and there is an attached double garage with utility area. On the first floor there are four bedrooms, a luxury en-suite shower room, bathroom and galleried landing. Externally there are open plan front and side gardens, an enclosed rear garden and there is a double width driveway.



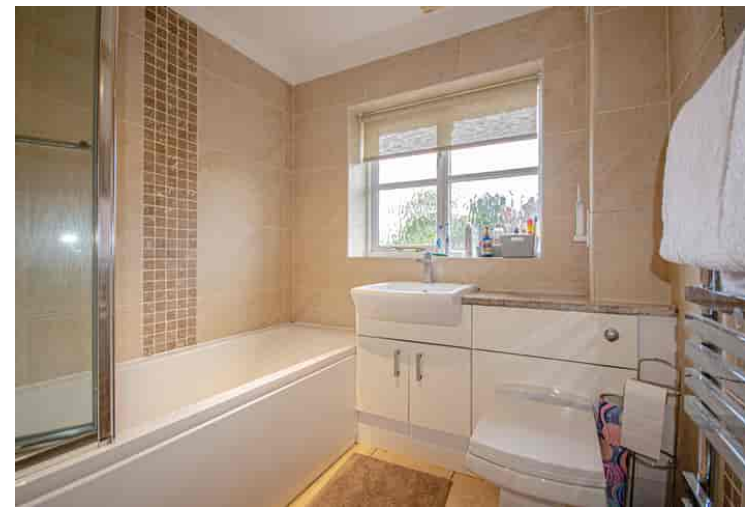
## Location

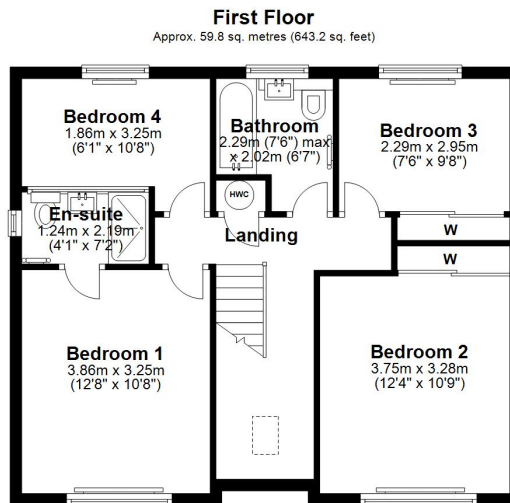
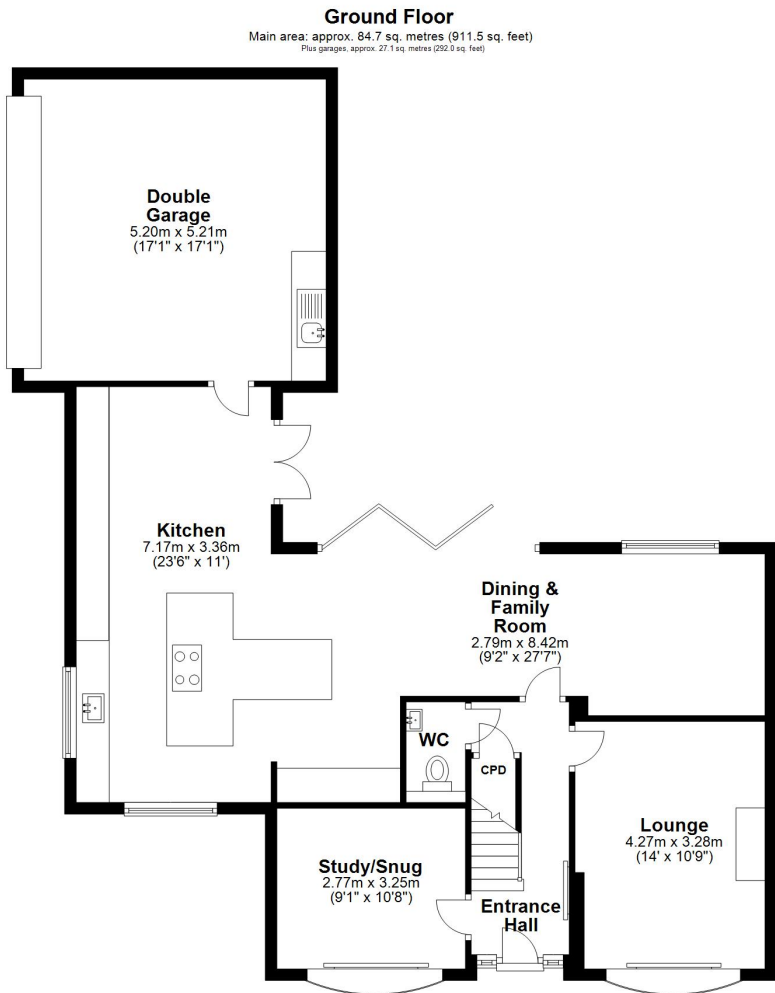
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and the recently renovated Hartford Hall Hotel, in addition there are two wine bars/bistros; Chime, located in the heart of the village and The Hart of Hartford, which is located on School Lane. Two railway stations serve the village with the West Coast Main Line service running through Hartford, enabling access to London within two hours. Trains to Manchester and Chester run from Greenbank station. The A556 and A49 easily facilitate access to the region's major road network with Manchester and Liverpool airports both within 20 miles. Above all, where Hartford really excels is its range of excellent schools. the well regarded Grange private school is less than a mile away and both Hartford High and St Nicholas Catholic High School are within walking distance as are the four village primary schools; Hartford Primary School, St Wilfred's Catholic Primary School, Hartford Manor Community School and the private Grange primary School. Nearby Northwich caters for a more comprehensive range of amenities, including leading supermarkets with Waitrose, Sainsbury's and Tesco all represented

## Tenure

FREEHOLD

## EPC Rating:





Main area: Approx. 144.4 sq. metres (1554.7 sq. feet)  
Plus garages: approx. 27.1 sq. metres (292.0 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.