



Williams Estates

45, Lancaster Crescent
Hartford CW8 1RY

Offers Over £650,000

www.westates.co.uk
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A beautifully presented, Redrow Henley, located in the heart of the village.

- Redrow Henley Design
- Four Double Bedrooms
- Three Reception Areas
- Three Bath/Shower Rooms
- Front & Rear Gardens
- Double Garage & Driveway

Description

As an executive home, the Henley is undeniably impressive. With a double garage, two en suite bedrooms and thirty-six foot family dining and kitchen area, it is a generously proportioned home of real quality and character and with solar panels installed on the roof, the property is A rated, meaning utility bills are kept at a minimum. Presented to an extremely high standard throughout. comprises: Entrance hall, cloakroom/WC, lounge with bay window, family room, dining room, kitchen with integrated appliances, utility room, first floor landing, master bedroom with fitted wardrobes and a fully tiled en-suite shower room, second bedroom with fitted wardrobe and en-suite shower room, two further double bedrooms and family bathroom. Externally there are front and rear gardens, an integral double garage and double width driveway.



Location

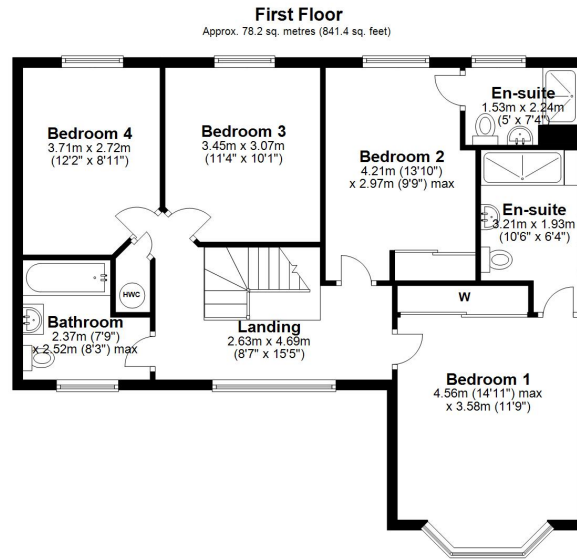
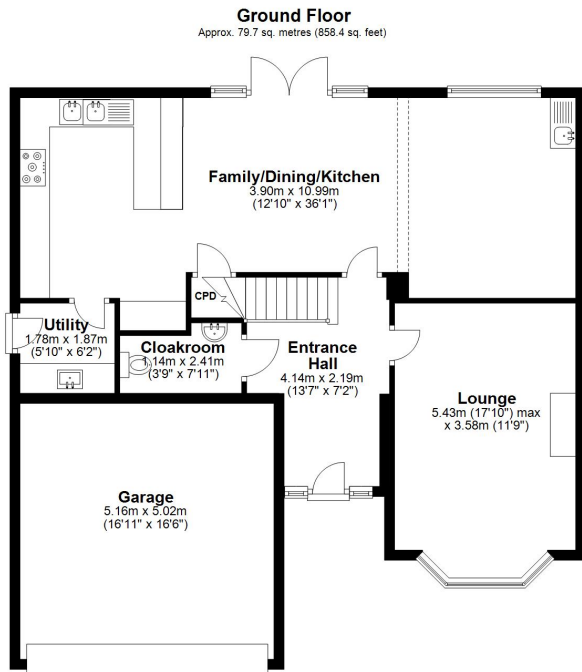
Hartford is a bustling Cheshire village with an excellent range of local facilities including a hub of shops at its centre, offering everything you could want or need. There are three public house's in the village, The Red Lion, The Coachman and the Hartford Hall Hotel, in addition there are two wine 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 Wilfrid'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: A





Total area: approx. 157.9 sq. metres (1699.8 sq. feet)

Williams Estates is the trading name of Williams Estates (Ltd). Registered address 33, The Green, Hartford, Northwich, Cheshire, CW8 1QA.
Reg number 07682683. Director Andrew P Williams



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