



**4, Kingsley Close**  
Northwich CW8 1SD

**£575,000**

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A large, detached, Hartford home in a small cul-de-sac with a double story extension to the rear with over 1,900 sq ft of internal space.

- Four/Five Bedroom Detached House
- Three Separate Reception Rooms
- Breakfast Kitchen & Utility Room
- Three Bath/Shower Rooms
- Private, Mature Gardens
- Double Garage & Driveway

### Description

This is a large, detached house, which occupies a small, little known cul-de-sac position close to the village centre. The property was extended and reconfigured at the rear, originally to house a dependent relative and features an additional ensuite double bedroom with adjoining sitting room, which could be used as a fifth bedroom. Downstairs the original kitchen has been converted to a dining room and the new kitchen is housed in the extension. Other features include a large entrance hall, a snug, conservatory, utility room and lounge on the ground floor and a total of five bedrooms and three bathrooms on the first floor. Externally there are well kept, mature and private gardens and there is a double garage and block paved driveway suitable for parking several cars comfortably.





## 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 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

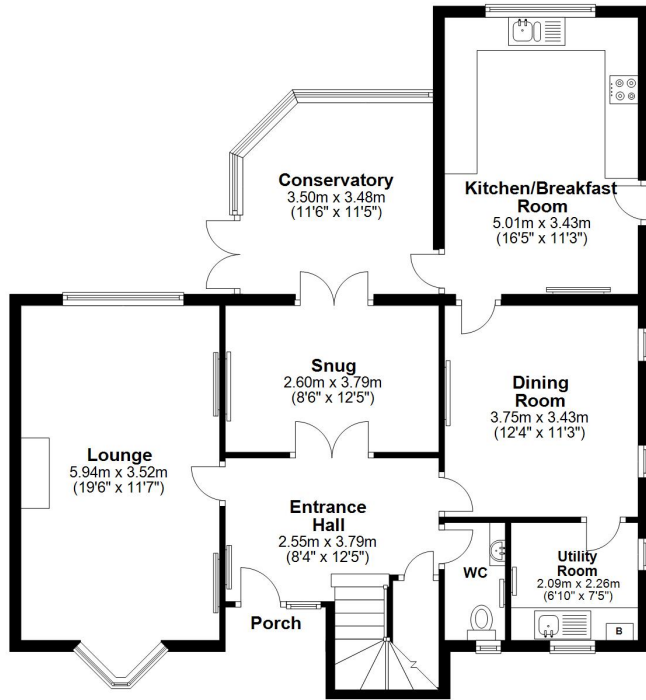
FREEHOLD

**EPC Rating: D**



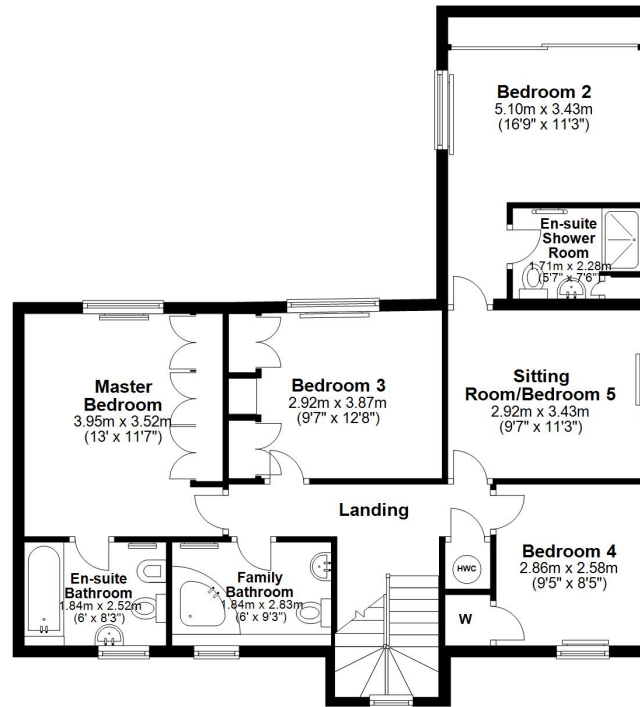
### Ground Floor

Approx. 95.1 sq. metres (1023.1 sq. feet)



### First Floor

Approx. 84.0 sq. metres (904.1 sq. feet)



Total area: approx. 179.0 sq. metres (1927.2 sq. feet)



**Boomin**

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