

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Council Tax bands are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

For illustrative purposes only - not to scale. The position and size of doors, windows, windows, windows, windows and other features are appropriate only. Created on behalf of J Lord & Co by Northern Powerhouse Media. Accurate to 97%.

432 London Road, Davenham

Approximate Gross Internal Area:

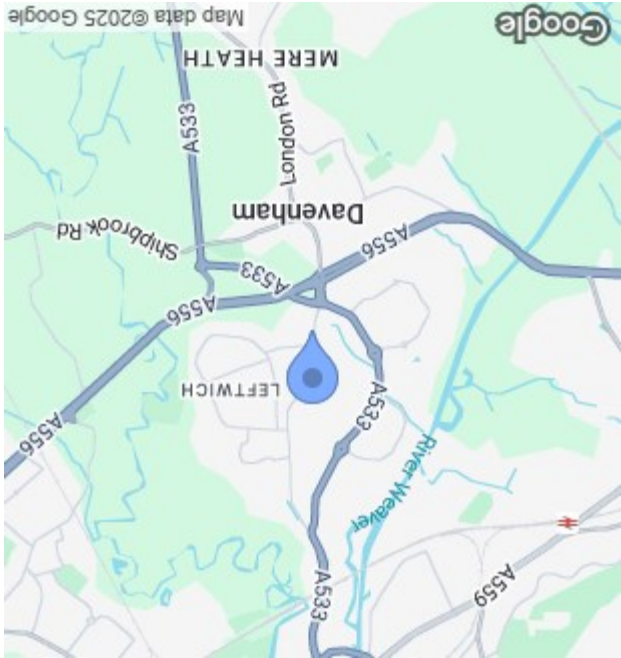
1721 sq.ft / 160 sq.m



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	56
Potential	76



432 London Road
Davenham
Cheshire
CW9 8EF

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Asking Price
£450,000

Immediately conjuring a prestigious lifestyle, a classic red brick facade prompts a refined yet ultimately inviting feel with its climbing Wisteria and arched canopied doorway. Inside, the rich herringbone patterns of a beautiful parquet floor stretch out underfoot in a superbly sized central hallway. The grey hues of dual toned walls are punctuated by dado rails and the colours of a feature stained glass window transport you to a bygone era.

Unfolding around you a trio of reception rooms and kitchen combine with a conservatory to give you all the space you need and more for everyday life. With crisp white picture rails above sage green walls with decorative heritage panelling, a gorgeous lounge offers the first of many wow factors. Filled with light from wide bay windows with stained glass detailing its excellent dimensions produce a sophisticated place to retreat to after the children have gone to bed and has the graceful focal point of a distinguished fireplace.

The accomplished aesthetic continues in the adjoining family room where an accent wall swaps the elegant sage green for a rich heritage blue. The clean lines of a contemporary wood burner nestle in the fireplace against a backdrop of split faced slate mosaics. Spacious yet cosy, homely yet demonstrating exemplary interior design, this incredibly special place extends seamlessly via timber framed bi-fold doors into an outstanding conservatory that bathes the space in sunshine and offers a great interplay with the terracing outside.

The immaculate presentation is echoed in a first-class kitchen with cabinetry and worktops sympathetic to the age of the property, and the addition of convenient appliances chosen with modern family life in mind. The extensive wrap-around layout supplies a cherished measure of storage and workspace that's both practical and stylish, and the space easily flows into the enviable dining room. Equally suited for family meals or evenings with friends, it has the style and charm of feature wall panelling. A high arched recess is ideal for a statement bench and a demi-glazed door to the gardens makes it effortlessly easy to enjoy al fresco entertaining. Off of the kitchen, you'll also find a separate utility room that gives handy access to the integral garage. And completing the ground floor a convenient shower room makes a clever use of space and adds a huge amount of convenience for a busy household.

Follow the gentle curve of the turning staircase and upstairs you'll find a trio of bedrooms beautifully styled with window shutters, picture rails and plush carpeting. Each one benefits from tastefully chosen fitted wardrobes. Feature patterned walls lend a pop of colour and personality to the two double rooms, whilst a more than generous third room adds plenty of scope for you to have a dedicated home office if preferred. Together they share a modern bathroom that matches the ground floor shower room.

Outside, the prodigious rear garden has been designed to feel both private and purposeful. Perfect for morning coffees or late summer dinners, a secluded terrace with a contemporary pergola stretches out from the house with a trio of steps leading down to a matching patio ideal for reclining in the sunshine. Framed by painted fencing that gives a contemporary feel, an established lawn reaches out before you bordered by a flowerbed planted with a considered choice of plants that give the perfect contrast to the dark grey of the fencing. A painted timber shed blends seamlessly into the far corner providing handy storage for bikes, barbeques and seating.

At the front, a brilliantly broad private driveway offers the convenience of off-road parking for several vehicles and leads to an integral garage with a remote-controlled door. The substantial size of the driveway and the depth of the lawn prompt a wonderful level of distance from passers-by, while the greenery of clipped hedgerows and the Wisteria vines that climb across the red brick façade of the house add a picture perfect introduction to the lifestyle on offer.

