



INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



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4 Kenwood Avenue
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£1,400,000

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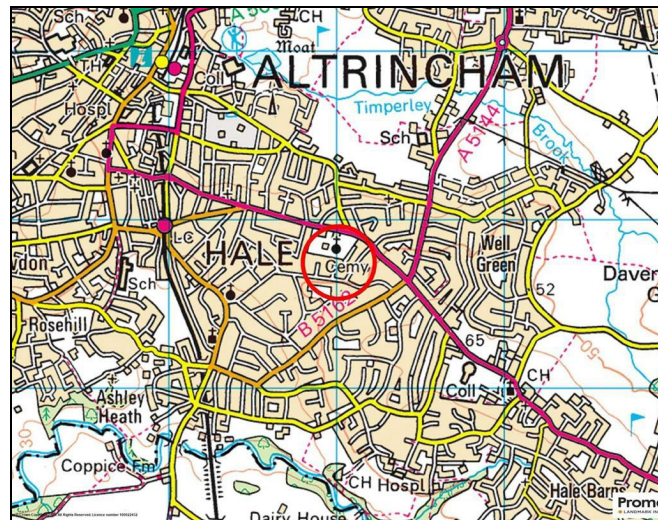
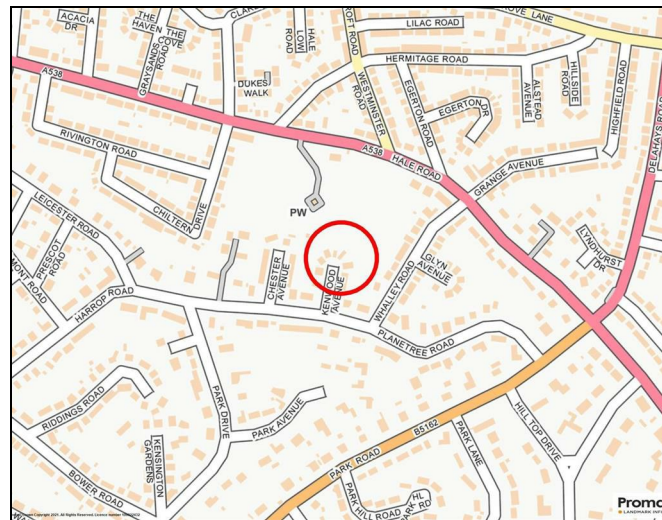
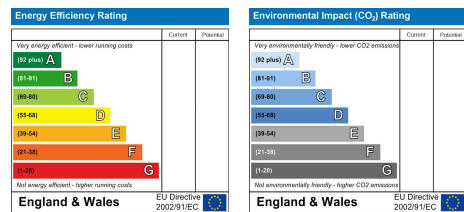


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energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



overview

A BEAUTIFULLY APPOINTED, UPDATED AND EXTENDED DETACHED FAMILY HOME STANDING ON A FANTASTIC 0.30 ACRE GARDEN PLOT AND LOCATED AT THE HEAD OF A CUL-DE-SAC, WITHIN WALKING DISTANCE OF HALE VILLAGE. 2680SQFT

Hall. WC. Lounge. 800sqft Open Plan Family Living Room and Dining Kitchen. Utility. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Detached Garage. Stunning Gardens.



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

in detail

A beautifully appointed, comprehensively updated, extended and improved Detached family home enjoying a wonderful location peacefully situated on a wonderful 0.30 acre Garden Plot at the head of this desirable cul-de-sac just off Harrop Road in Hale and as such within walking distance to Hale Village with its range of fashionable range of shops, restaurants and bars.

The property offers approximately 2700 square feet of accommodation including a Garage and Garden Store and has been stylishly appointed with upgraded Kitchen and Bathroom fittings, replacement internal wood panelled doors, LED lighting throughout and integrated ceiling speakers to principal rooms.

To the Ground Floor, the Hall enjoys parquet design flooring and has a Ground Floor WC off.

The spacious Lounge has a bay window to the front and integrated ceiling speakers.

An impressive 800 square foot Open Plan Family Living Room and Dining Kitchen is the heart of the property with a continuation of the parquet design wood flooring from the Hall and features magnificent, double sized corner, full height sliding patio doors giving access to and enjoying a wonderful aspect of the beautiful garden with further Atrium skylight window above. There is natural light provided by additional windows to the side and rear and there is a recessed library nook with book shelving.

The Kitchen itself is fitted with an extensive range of shaker style, painted finish wood fronted units with marble worktops over arranged around a central island unit incorporating Breakfast Bar. Integrated appliances by Neff and Miele include an oven and combination microwave oven, five ring gas hob and dishwasher. There is freestanding Liebherr stainless steel fridge freezer unit. Integrated ceiling speakers throughout this room. There is a large, fitted Utility Room off.

To the First Floor are Four excellent Bedrooms, three Double and a large Single including Principal Bedroom Suite and Bedroom, Walk in Wardrobe and En Suite Shower.

The Bedrooms are served by Two stylishly Bath/Shower Rooms with branded fittings by Hansgrohe and Duravit.

There is potential, subject to any necessary consents, to undertake a Loft Conversion to create a Fifth Bedroom.

Externally, the front of the property is approached via a block paved Driveway providing good off street Parking and in turn leads to the Detached Garage with Garden Store behind.

Without a doubt, a most exciting features of the property is the magnificent Garden with the overall plot extending to approximately 0.30 of an acre and features a large, raised stone paved terrace returning across the back of the house, accessed via the Family Living Room and Dining Kitchen with steps leading down to the main Garden and enclosing an ornamental pond.

The lower lawned Garden area is expansive and enclosed within beautiful mature trees and bushes within the boundaries of this and neighbouring properties creating superb privacy and a most attractive outlook from the property.

There is a Garden Storage Shed and a further Kitchen Garden with Greenhouse to the opposite side of the house.

This beautiful Garden setting really sets this house apart from other similar properties.

- Freehold
- Council Tax Band G

Approx Gross Floor Area = 2680 Sq. Feet
(Including Garage & Loft) = 248.9 Sq. Metres

Approx Gross Floor Area = 2153 Sq. Feet
(Excluding Garage & Loft) = 200.0 Sq. Metres

