





Shady Hollow Toft Road

Knutsford

An attractive and impressive detached family house in a superb location within the Legh Road Conservation Area, standing in landscaped gardens and grounds of ? acres, just a few hundred meters from the railway station.

Council Tax band: G

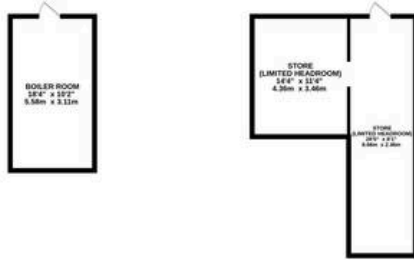
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Large and impressive family house in the Legh Road conservation area
- Six bedrooms, five bathrooms, four reception rooms
- Gated landscaped gardens and grounds of nearly 3 acres
- Only a few hundred metres to the town and railway station
- Planning consent for a substantial extension project increasing the floorspace to around 6500 square feet



BASEMENT
577 sq.ft. (53.1 sq.m.) approx.



GROUND FLOOR
1783 sq.ft. (164.4 sq.m.) approx.



1ST FLOOR
1056 sq.ft. (97.6 sq.m.) approx.



406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 4325 sq.ft. (401.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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