



Upper Aston Hall Lane

Hawarden, Flintshire CH5 3EN

No Onward Chain
£690,000

*** SET IN LARGE GARDENS * BEAUTIFUL FAMILY HOME * PERFECT FOR HOME WORKING.** Individually designed four bedroom detached house occupying a large plot extending to slightly more than 1 acre in the sought after village of Hawarden. The property, which was built in 1930, is approached via a long tree-lined driveway leading to a turning circle and garage block. The accommodation retains a wealth of original features and briefly comprises: entrance lobby, reception hallway with built-in cloaks cupboard, living room with French doors to outside, separate dining room with part-oak panelled chimney breast and decorative cast-iron fireplace, family room, large breakfast kitchen, utility room, downstairs shower room, landing, principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom. The property benefits from partial double glazing and has gas fired central heating. (Continued...)

(Continued...) Externally there are large gardens to front and rear with a variety of mature shrubs and trees. There is a garage block incorporating a double garage with twin up and over doors, garage store, two home offices with adjoining WC. If you are looking for a character home, close to excellent village amenities we would strongly urge you to view.

AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only.

DRIVEWAY



The detailed accommodation comprises:

LOBBY

1.04m x 1.02m (3'5" x 3'4")

Wooden panelled entrance door with letter box and security peephole, tiled floor with recessed mat well and ceiling light point. Glazed door to Reception Hallway.

RECEPTION HALLWAY

Small single glazed window to front, ceiling light point, two wall light points, double radiator with thermostat, thermostatic heating controls, burglar alarm control pad, turned staircase to the first floor, built-in cloaks cupboard with hanging rail, shelf and light point, and built-in understairs storage cupboard housing a wall mounted Glow Worm ultimate gas fired central heating boiler, a Heatrae Sadia Megaflow hot water cylinder, two wall lights, digital central heating and hot water controls and small single glazed window. Doors to the Living Room, Dining Room and Family Room.



LIVING ROOM

5.18m x 4.24m (17' x 13'11")

Feature 'living flame' coal-effect gas fire with composite marble inset and hearth and wooden fireplace surround, two double radiators with thermostats, deep coved ceiling, two ceiling light points, two wall light points, dado rail, window overlooking the front, double glazed window to side and double opening French doors to the rear garden.



DINING ROOM

4.55m x 3.61m (14'11" x 11'10")

Single glazed window to rear and small single glazed window to side, double radiator with thermostat, moulded ceiling rose with light point, two wall light points and chimney breast with decorative cast-iron fireplace, stone hearth and exposed oak wooden panelling.



FAMILY ROOM

5.16m x 3.86m maximum (16'11" x 12'8" maximum)

A dual-aspect reception room with single glazed windows overlooking the front and rear, two ceiling light points, double radiator with thermostat, television aerial point, telephone point and built-in cupboard housing the electric meter and fuse box. Door to Breakfast Kitchen.



BREAKFAST KITCHEN

5.36m maximum x 4.93m (17'7" maximum x 16'2")

Fitted with a modern range of limed oak fronted base and wall level units incorporating drawers, cupboards, display shelving, a glazed display cabinet, two wine racks and two plate racks with tiled worktops and matching wooden edging. Inset twin bowl composite sink unit and drainer with mixer tap. Wall tiling to work surface areas with concealed under-cupboard lighting. Free-standing Leisure Rangemaster 110 range style cooker with

four-ring gas hob, griddle, electric hotplate, double oven, grill and pan-drawer with extractor above. Integrated Indesit dishwasher, space for tall fridge, five recessed ceiling spotlights, two ceiling light points, two double radiators with thermostats, tiled floor, ample space for breakfast table and chairs, double glazed window overlooking the front garden and double glazed window overlooking the rear garden. Door to Utility Room.



UTILITY ROOM

3.40m x 2.41m maximum (11'2" x 7'11" maximum)

Fitted worktop with cupboard beneath and inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap and tiled splash-back. Space for tall fridge freezer, plumbing and space for washing machine and space and vent for tumble dryer, two ceiling light points, double radiator with thermostat, tiled floor, built-in storage cupboard with hanging for cloaks and shelving and further storage cupboard with shelving. Double glazed window overlooking the front and door with double glazed inserts to outside. Door to Downstairs Shower Room.

DOWNSTAIRS SHOWER ROOM

2.46m x 2.39m (8'1" x 7'10")

Victorian style suite comprising: tiled shower enclosure with Mira XL shower and glazed folding door; pedestal wash hand basin with tiled splash-back; and low level WC. Recessed ceiling spotlights, extractor, tiled floor, dual-fuel heated towel rail, double glazed window with obscured glass and double radiator with thermostat.



FIRST FLOOR LANDING

With window to front on the half-landing, single radiator, access to part-boarded loft space with light point and retractable wooden ladder, and built-in linen cupboard with slatted shelving. Original wooden panelled doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.

PRINCIPAL BEDROOM

5.18m x 4.22m maximum (17' x 13'10" maximum)

Window overlooking the front, two windows to side and window overlooking the rear garden, ceiling light point, wall light point, two double radiators with thermostats and chimney breast with decorative cast-iron fireplace and tiled hearth.



BEDROOM TWO

4.55m x 3.63m (14'11" x 11'11")

Window overlooking the rear garden, small window to side, double radiator with thermostat, moulded ceiling rose with light points, chimney breast with decorative cast-iron fireplace and tiled hearth and

small built-in wardrobe with hanging rail and shelf.



BEDROOM THREE

3.73m plus recess x 3.02m (12'3" plus recess x 9'11")

Window overlooking the rear garden, double radiator with thermostat, ceiling light point dado rail and built-in wardrobe to recess with hanging rail and shelving.



BEDROOM FOUR

3.18m x 2.44m (10'5" x 8')

With two windows overlooking the front, ceiling light point and double radiator with thermostat.



FAMILY BATHROOM

2.51m x 2.03m (8'3" x 6'8")

Well appointed suite in white comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Part-tiled walls, moulded ceiling rose with light point, electric shaver point, double radiator with thermostat, tiled floor, dual-fuel towel rail and window overlooking the front.



OUTSIDE

The property occupies a large plot along Upper Aston Hall Lane, close to the village of Hawarden which extends to just over 1 acre. To the front there is a large lawned garden with mature shrubs and trees and a gated tree-lined driveway which leads to a turning circle and garage block. Outside lantern style lighting to front, outside water tap and outside sensor light. To the left hand side of the property there is an Indian stone paved terrace.

To the rear the garden is of a generous size and

laid mainly to lawn with mature shrubs and trees and enclosed by walling and fencing. Outside sensor lighting to rear.



GARAGE BLOCK

A detached garage block incorporating a double garage, garage store and two home offices.



HOME OFFICE ONE

5.41m x 3.58m (17'9" x 11'9")

Wooden panelled entrance door with glazed inserts, two double glazed windows, recessed ceiling spotlights, ceiling light point, power, telephone point (separate line, not connected) and fitted book shelving.



HOME OFFICE TWO

3.63m x 2.92m (11'11" x 9'7")

Wooden panelled entrance door with glazed inserts, double glazed window, ceiling light point, four recessed ceiling spotlights, fitted book shelving and telephone point (separate line). Door to WC.

WC

2.13m x 0.91m (7' x 3')

Low level WC and pedestal wash hand basin with tiled splash-back, double glazed window with obscured glass, ceiling light point, tiled floor and hanging for cloaks.

GARAGE STORE

2.44m x 2.31m (8' x 7'7")

With up and over garage door, fluorescent strip light, hanging for tools and fitted shelf. Opening to double Garage.

DOUBLE GARAGE

5.51m x 5.49m (18'1" x 18')

With twin up and over garage doors, fluorescent strip lighting, power, fitted shelving and useful roof storage area.

REAR VIEW



REAR ELEVATION



AGENT'S NOTE

- * Council Tax Band G - Flintshire County Council.
- * Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.
- * Services - we understand that main gas, electricity, water and drainage are connected.
- * The property is from brick construction with a Westmorland green slate roof in a diminishing pattern.
- * The property is on water rates.
- * There are Ruabon red tiles concealed under the carpet in the Reception Hall.
- * The property has a burglar alarm.

LOCATION

The historic village of Hawarden is situated seven miles from Chester city centre and five miles from the market town of Mold. Hawarden is within easy commuting distance of the Wirral, Merseyside, Manchester and North Wales via the A494 Expressway and A55 North Wales Expressway, both providing access to the M53/M56 motorway and the national motorway network. Hawarden provides a post office, doctors and dental practice, pharmacy, chiropodist, railway station and a small number of shops including two public houses. Broughton Retail Park is a short drive away with a range of high street shops including restaurants and iMax cinema.

DIRECTIONS

From our Hawarden office proceed along The Highway, passing 'The Old Grocery' restaurant and Hawarden Station, towards Ewloe. At the Hawarden High School turn right into Upper Aston Hall Lane. Follow the road and the gated driveway to the property will be found immediately after the metal railings on the right hand side, and just before the Poor Clare's Monastery.

VIEWINGS

By appointment through our Hawarden Office on 01244 564455 or our Chester Office on 01244 404040.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with

Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/
David.adams@cavendishrentals.co.uk

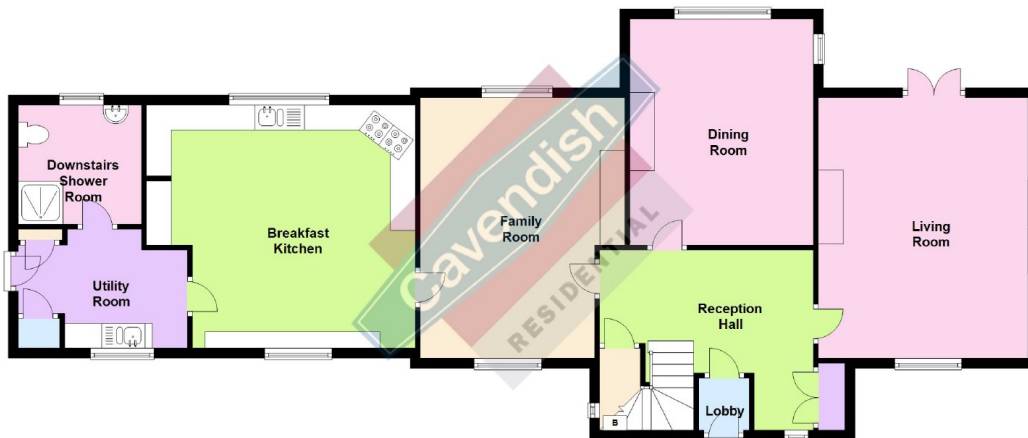
AWARD WINNING AGENT



PS/CC

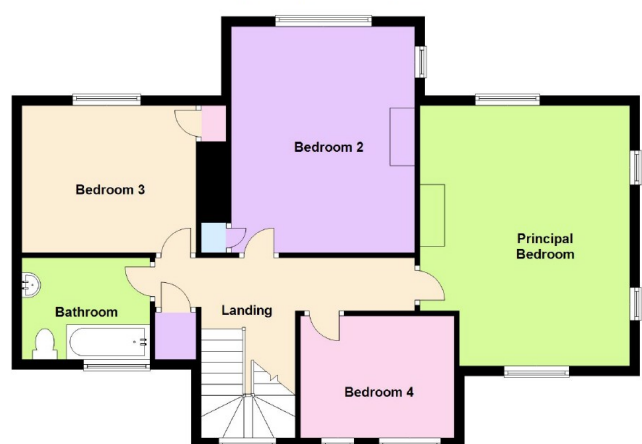
Ground Floor

Approx. 116.8 sq. metres (1257.4 sq. feet)



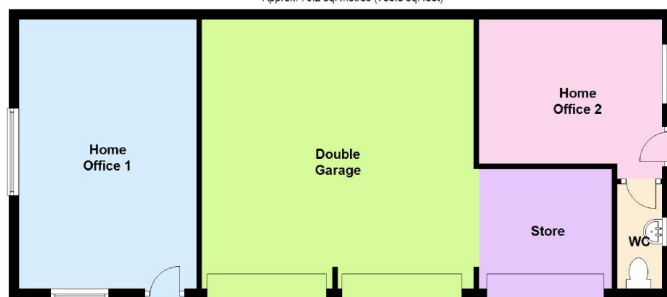
First Floor

Approx. 75.8 sq. metres (815.8 sq. feet)



Garage Block

Approx. 70.2 sq. metres (755.8 sq. feet)



Total area: approx. 262.8 sq. metres (2829.0 sq. feet)

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.