

Humphreys
ESTATES & LETTINGS

3 Meadow Close, Farndon

£350,000

3 Meadow Close

Farndon, Chester

A particularly appealing three-bedroom detached bungalow, enviably positioned within a peaceful cul-de-sac bordering open fields in the popular Cheshire village of Farndon. Offered for sale with the considerable advantage of **NO ONWARD CHAIN**, this well-maintained home provides a superb opportunity for those seeking single-storey living in an attractive village setting, whilst enjoying excellent connectivity to both Chester and Wrexham.

Farndon is a highly regarded village, well placed for access to a good range of everyday amenities, with further facilities available in the neighbouring village of Holt. The surrounding area also provides an abundance of countryside and recreational opportunities, making this an appealing location for a wide range of buyers.

The property itself is neutrally presented throughout, creating a ready-to-move-into proposition whilst still offering scope for a new owner to introduce their own style and personal touches. Approached via a generous tarmac driveway, there is excellent off-road parking together with a sizeable car port, providing sheltered parking and a covered entrance into the home. An attached garage is also accessed from the front via open-out timber glazed doors and benefits from power, lighting, a uPVC window and a personnel door providing direct access into the rear garden.

Being a true detached property, access is enjoyed around the property, whilst the rear garden is a particularly attractive feature. Enjoying a south-facing aspect, the garden comprises a paved patio seating area adjoining a lawn with established borders, together with a timber garden shed. Mature established hedging provides a good degree of privacy









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Farndon, Chester

The property is situated within the popular village of Farndon, which itself borders the River Dee, where pleasant walks can be enjoyed, and is within walking distance of the quality day-to-day amenities Farndon village High Street has to offer. A popular primary school is also within the village and further facilities can be used in the nearby village of Holt which lies just across the River Dee. The property offers good connectivity to both Chester and Wrexham.

- No onward chain
- Three-bedroom detached bungalow in an enviable cul-de-sac position bordering fields
- Popular village location featuring a collection of amenities as well as those in its neighboring village of Holt.
- Good transport connections enjoyed to Chester and Wrexham
- Flexible accommodation including open-plan Living Dining Room, Breakfast kitchen, three bedrooms, Bathroom and additional WC/Cloakroom accessed off the Hall..
- South-facing rear garden with patio, lawn, established borders and excellent privacy
- Connected to mains water, electricity and drainage, together with electric storage and wall heating plus an external gas connection to the property; Freehold.





GARDEN

Enjoying a south-facing aspect, the rear garden comprises a paved patio seating area adjoining a lawn with established borders, together with a timber garden shed. Mature established hedging provides a good degree of privacy, whilst the open fields beyond create an appealing backdrop and reinforce the property's enviable setting.

GARAGE

CAR PORT

OFF STREET

DRIVEWAY



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ESTATE AGENTS

Approximate total area(1)

1052 ft²

97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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