

HUMPHREYS

ESTATE & LETTING AGENTS



26 ENDSLEIGH GARDENS, UPTON,  
CHESTER, CH2 1LT

£429,950

4 BEDS | 2 BATHS | 3 LIVING

SALES

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We're delighted to bring to offer to market this skillfully extended and expansive family-sized home nestled in to a desirable cul-de-sac location within Upton, an area which has long been one of Chester's most popular and sought after locations. Offered to market with NO ONWARD, the home features a good sized mature garden to the rear perfect for children's play and to the front it benefits from private off-road. The home features neutral presentation throughout and represents a real turnkey opportunity for a buyer. Homes in this area of extremely popular so we encourage an early viewing to avoid the fear of missing out!

Tucked away in the far left corner of this pleasant cul-de-sac, Endsleigh Gardens is positioned off Caughall Road and is within easy walk of a range of local amenities within Upton Heath and there is popular schooling for all ages also within easy striking distance. Easy connections also to major road and rail links are also enjoyed and these just add to the desirability of the area as a whole.

One approaches the home by its private paved driveway to front and this leads to the integral Garage to the side, which provided excellent storage space and feature power, lighting, personnel door to side and it is also where the gas combination central heating boiler is housed also. Entry into the home is through its characterful entrance door with stained glass lead light insert with side lights. From the Hall is access to the first-floor via its



staircase and to the left is a Sitting Room which features an attractive period fireplace with wooden surround and granite hearth. Adaptations and extensions to the ground floor footprint have created an expansive open plan room across the rear of the property. A light and airy space, this area features a Kitchen area featuring an extensive range of fitted wooden fronted units and work surfacing and a Dining / Living Space off which has UPVC double glazed French Doors provided views and access to the rear garden. Upon entry from the Hall is a further reception space, ideal as child's play room, and there is also an under stair WC/Cloaks off. Completing the ground floor accommodation is a spacious Utility Room.

The first-floor landing provides access to all four bedrooms (three doubles and one single) with the main Bedroom, which forms part of the extensions to the home, has benefit of an En-suite shower room, with the remaining three bedrooms being well served by the Family Bathroom which features a three itemed white suite.

Externally, the rear garden is a most established garden, being impressive in size and is predominantly laid to lawn with a collection of mature stocked borders and trees. Directly from the property itself is a paved seating terrace, outside lighting, and water tap.

All in all a great opportunity for a buyer and early viewing is highly encouraged!

#### **LOCATION**

Endsleigh Gardens is a much-favoured location within Upton and there is easy access to the day-to-day amenities that Upton has to offer, together with Chester city centre which is approximately 15 minutes travelling by car. Easy access is also offered to Chester's ring road linking well with the A55, M53 and M56 motorway networks. There is revered local schooling for nursery, primary and secondary education as well as Upton by Chester Golf Course and Caughall Road lies on the cusp of the highly popular Chester Zoo.

#### **DIRECTIONS**

Proceed out of Chester along the A5116 Liverpool Road, continuing across two mini roundabouts to the large roundabout at the junction with Countess Way. Continue straight across this roundabout turning immediately right at the traffic lights into Mill Lane. Continue along Mill Lane over another mini roundabout into Heath Road to the traffic lights. At the traffic lights continue straight across into Caughall Road and take the first turning on the left into Endsleigh Gardens. At the T junction, turn right and the property will be observed on the left hand side after a short distance.

#### **ACCOMMODATION**

with approximate room sizes, briefly comprises:-

#### **EPC RATING**



D

### TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

### COUNCIL TAX

### VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

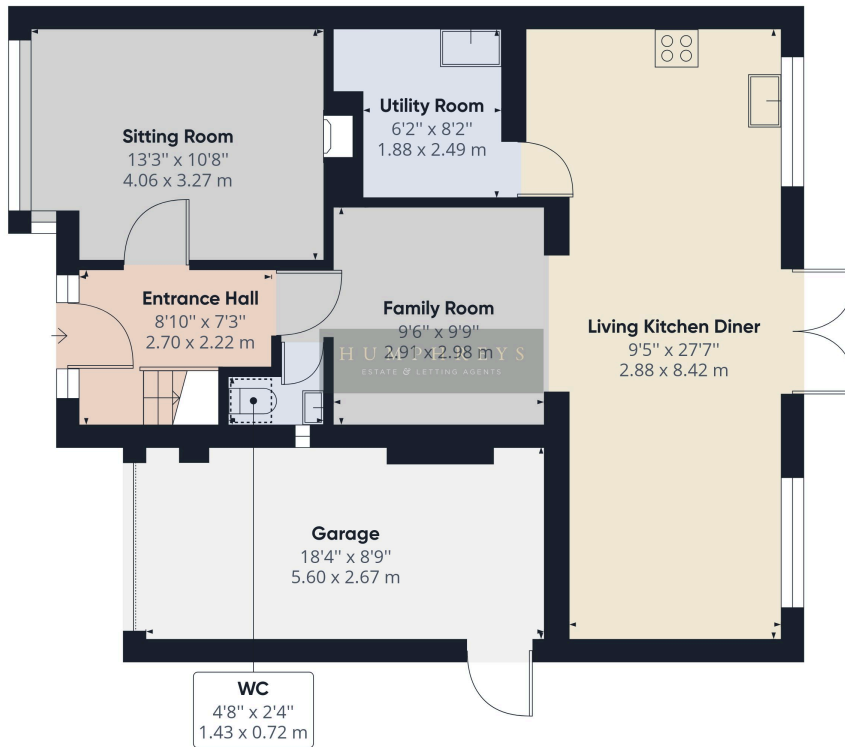
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







Ground Floor

Approximate total area<sup>(1)</sup>

830.59 ft<sup>2</sup>  
77.16 m<sup>2</sup>

Reduced headroom

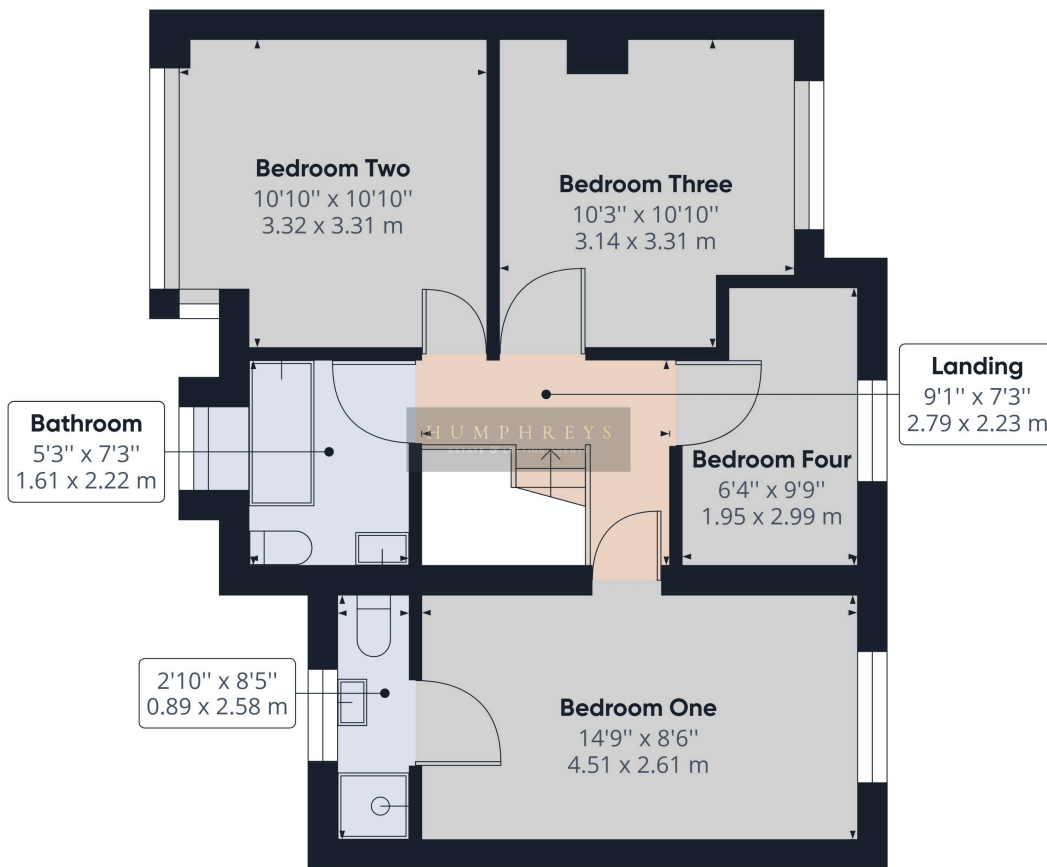
4.46 ft<sup>2</sup>  
0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

☒ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area<sup>(1)</sup>

523.53 ft<sup>2</sup>  
48.64 m<sup>2</sup>

(1) Excluding balconies and terraces

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