

31 Marford Hill, Marford

£695,000









31 Marford Hill

Marford, Wrexham

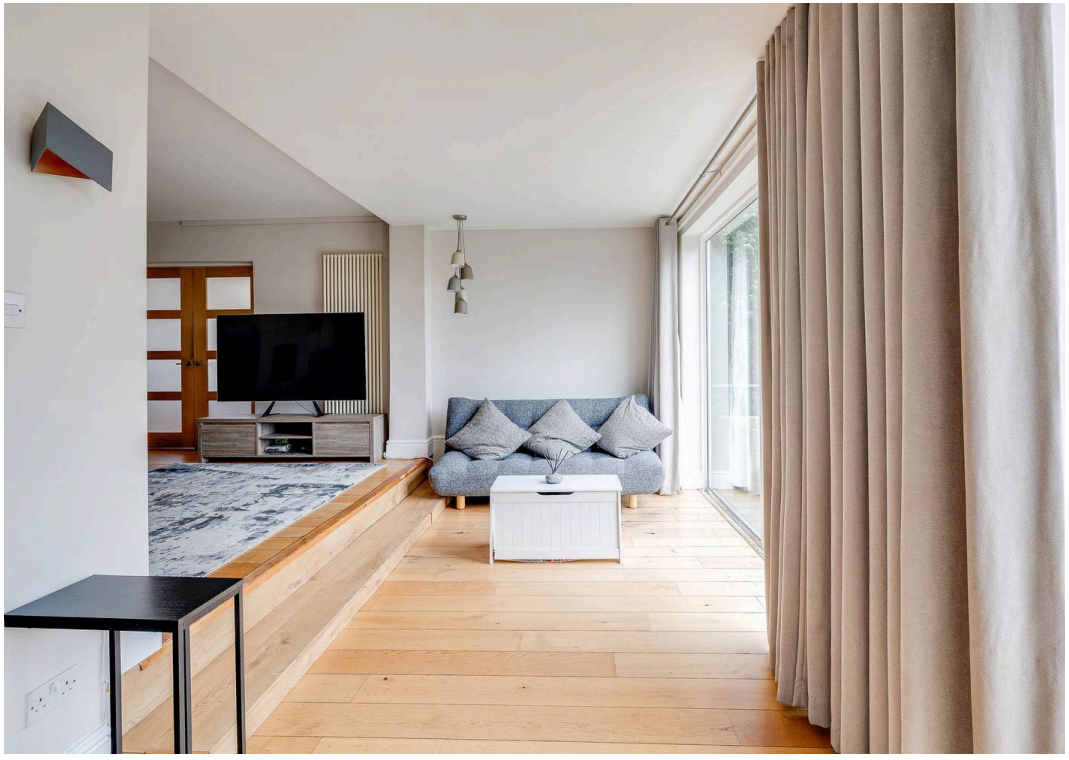
Set along one of the most prestigious addresses in Marford, this impressive and deceptively spacious four bedroom detached home enjoys breathtaking panoramic views across the Cheshire Plain, stretching towards Chester and beyond. With no overlooking to the rear, privacy and outlook are truly exceptional.
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

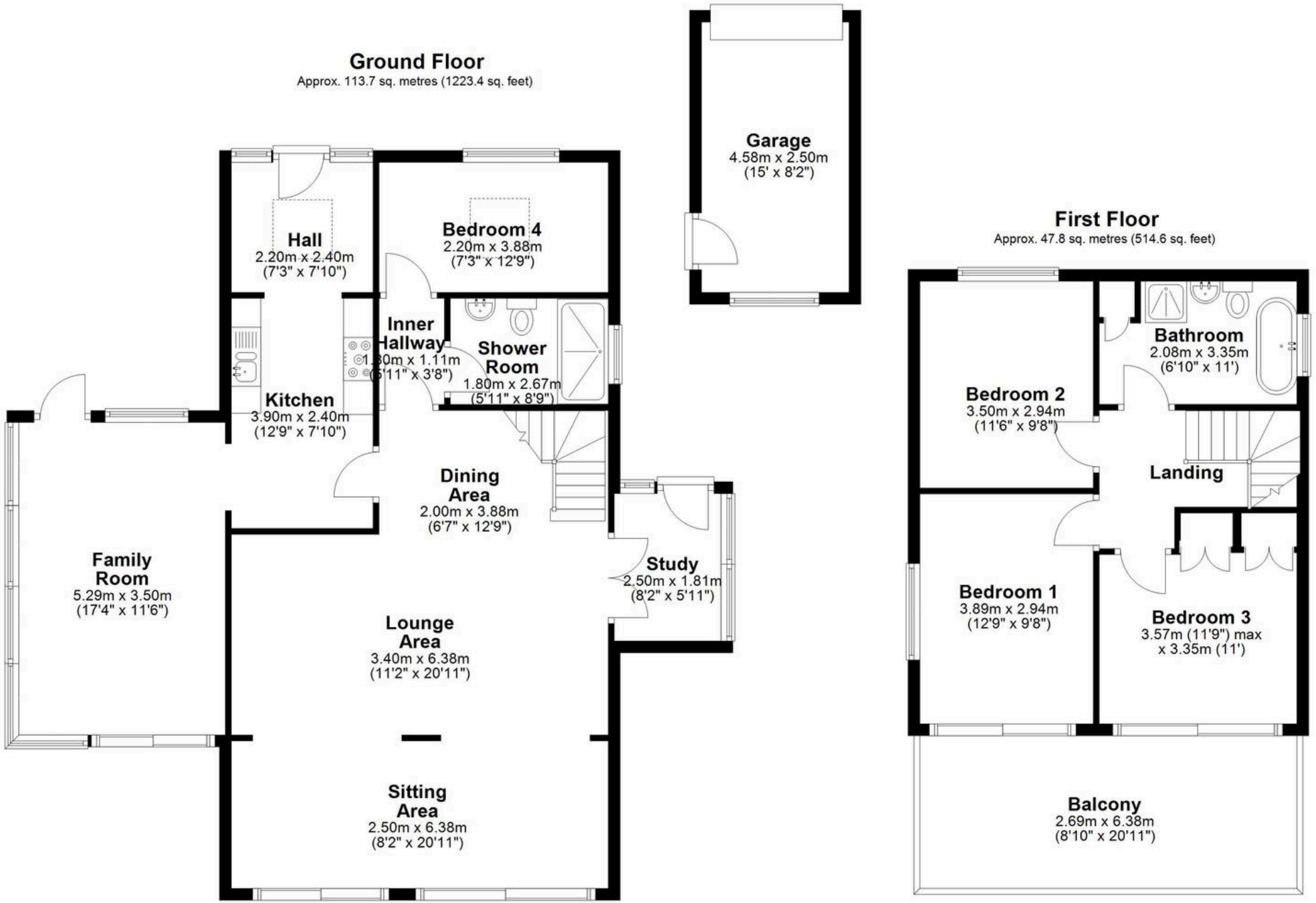
- Elevated detached home with panoramic views to the rear over the Cheshire plains with two large decked balconies offering stunning views
- Large private rear garden which offers particular privacy with further views to both sides, parking to the front leading to a large single garage
- Currently a good sized four bedroomed detached home with a stunning sized open plan living/dining room with two large patio doors providing views and access to a large balcony
- Superb potential for further expansion with planning permissions granted for extensions (P/2021/0537) and (P/2020/0770) plus plan to extend the driveway to the front
- Good sized dining conservatory with a fixed roof, well fitted kitchen, boot room/study, Guest bedroom two with a main bathroom off completing the ground floor










Ground Floor
Approx. 113.7 sq. metres (1223.4 sq. feet)
Garage
4.58m x 2.50m
(15' x 8'2")
Hall
2.20m x 2.40m
(7'3" x 7'10")
Bedroom 4
2.20m x 3.88m
(7'3" x 12'9")
Inner Hallway
1.80m x 1.11m
(5'11" x 3'8")
Shower Room
1.80m x 2.67m
(5'11" x 8'9")
Kitchen
3.90m x 2.40m
(12'9" x 7'10")
Dining Area
2.00m x 3.88m
(6'7" x 12'9")
Family Room
5.29m x 3.50m
(17'4" x 11'6")
Study
2.50m x 1.81m
(8'2" x 5'11")
Lounge Area
3.40m x 6.38m
(11'2" x 20'11")
Sitting Area
2.50m x 6.38m
(8'2" x 20'11")
First Floor
Approx. 47.8 sq. metres (514.6 sq. feet)
Bathroom
2.08m x 3.35m
(6'10" x 11')
Bedroom 2
3.50m x 2.94m
(11'6" x 9'8")
Landing
Bedroom 1
3.89m x 2.94m
(12'9" x 9'8")
Bedroom 3
3.57m (11'9") max
x 3.35m (11')
Balcony
2.69m x 6.38m
(8'10" x 20'11")





Currans Homes Sales

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