



## LONGFELLOW AVENUE, HAWARDEN

£345,000

- DETACHED THREE BEDROOM PROPERTY
- ENSUITE TO PRINCIPLE BEDROOM
- DRIVEWAY PARKING
- DETACHED GARAGE
- SPACIOUS LIVING ROOM
- CORNER PLOT



# LONGFELLOW AVENUE, HAWARDEN

3 2 1 TBC  
BED BATH RECEPTION EPC

Welcome to 18 Longfellow Avenue, an exceptional four-bedroom detached home set in one of Hawarden's most desirable and peaceful residential enclaves. Offering a perfect blend of modern comfort, practical living, and timeless curb appeal, this property is ideal for families seeking a forever home in a village renowned for its charm, community, and convenience.

## A Beautiful First Impression

Nestled on a quiet, tree-lined street, this handsome brick-built property boasts classic architectural styling with a manicured front garden and generous driveway leading to an integrated garage. Step inside, and you'll immediately appreciate the thoughtful layout, quality finishes, and welcoming atmosphere that define this much-loved home.

## Stylish Interiors Designed for Family Life

The ground floor offers light-filled, spacious living with a large bay-fronted lounge – perfect for relaxing or entertaining. An elegant dining room leads out to the rear garden, creating an effortless flow for summer gatherings. The modern kitchen features sleek units, quality worktops, and integrated appliances, while a separate utility room and downstairs WC add essential

convenience.

Upstairs, you'll find four well-sized bedrooms, each with fitted wardrobes. The master bedroom includes a stylish en-suite, while a contemporary family bathroom serves the remaining rooms.

## A Garden to Enjoy Year-Round

The rear garden is private and enclosed – ideal for children, pets, and outdoor entertaining. Whether you're hosting barbecues, gardening, or simply enjoying your morning coffee in the sunshine, this peaceful space offers a slice of calm just outside your back door.

## A Village with Heart, History, and Connectivity

Hawarden is a sought-after village just a short drive from Chester. It offers the perfect blend of countryside charm and modern convenience. Historic landmarks like Hawarden Castle and beautiful Hawarden Park are just minutes away, while excellent local schools, shops, cafes, and restaurants are within easy reach.

Commuters will appreciate fantastic transport links: quick access to the A55, nearby Hawarden train station, and easy routes to Wrexham, Chester, and North Wales.



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**Council Tax Band:** F

**Local Authority:** Cheshire West and Chester Council

**Total Floor Area:** 890 sq ft / 83 sq m

**Tenure:** Freehold

**Service Charge (per annum):**

**Ground Rent (per annum):**

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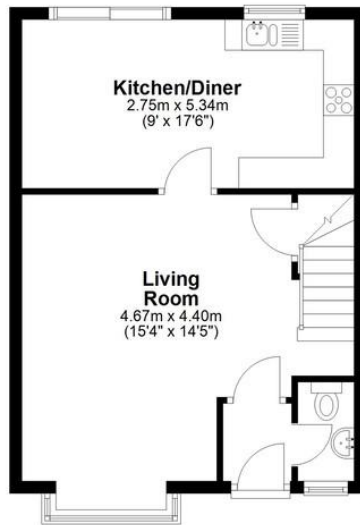


**LONGFELLOW AVENUE, HAWARDEN**

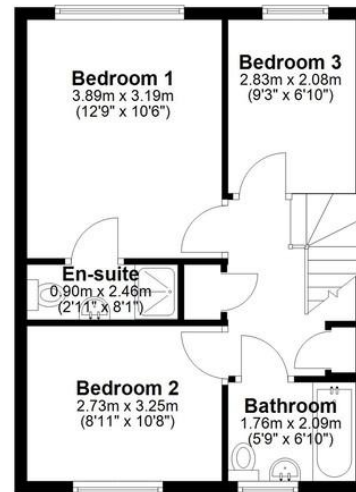




### Ground Floor



### First Floor



### OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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