



Overdale

MARFORD HILL, MARFORD

**LegatOwen**  
RESIDENTIAL



# Overdale

MARFORD HILL, MARFORD



A rare opportunity to purchase a detached bungalow set in 0.62 Acres on a prominent, yet private elevated position in Marford Hill with views across the Cheshire Plains



## FEATURES

- Development/ renovation potential
- Within walking distance to the village
- Three double bedrooms
- Extensive gardens
- Large open plan living/ dining room
- Freehold
- 2422 sqft (225 sqm)







## DESCRIPTION

Overdale is a pre-war built detached bungalow, constructed in the 1920's. It is set on a significant elevated plot in a highly sought- after residential location in Marford Hill. This home has been carefully maintained by the owners but requires updating, therefore providing great scope for renovation or redevelopment (subject to necessary planning consents) to create a bespoke family home.

The property is approached from the road via wooden gates leading to a private gravel driveway with parking at the front and additional parking to the rear. There is a double garage, potting shed and a substantial Summer House. The house is surrounded by beautiful and extensive gardens (0.62 Acres) that contain a great selection of specimen trees, shrubs, climbers and perennials.

Internally, this spacious bungalow comprises a porch, large entrance hall, substantial open plan living/ dining room with fire place, conservatory (with doors leading to the rear patio,) shower room with adjoining W.C, snug/study, utility room, kitchen with Rayburn Royal solid fuel stove, three generously sized bedrooms with built in cupboards and a family bathroom with bath, W.C and washbasin.

There may be potential for redevelopment of the site to include an additional dwelling. The prospective purchasers must rely on their own planning enquiries.





## SITUATION

Overdale is located on the B5445 road in Marford Hill, a prestigious residential location leading from Rossett to Marford. The area is extremely convenient for access to both Chester (8 miles) and Wrexham (4 miles), yet close to the fringes of beautiful open countryside where the hills of North-East Wales meet the Cheshire Plain.

The village of Marford and Gresford offer an excellent range of convenient shopping facilities and restaurants/pubs. For more amenities, Chester city centre enjoys a rich heritage and buzzing social scene with a range of shops, bars, restaurants and cafes and it is also home to one of the oldest racecourses in the world.

Primary and Secondary Schools within easy travelling distance including the highly regarded independent schools of Abbeygate, Kings School and The Queen's School.

The A483 bypass gives access to Wrexham, Chester and the Northwest providing for daily commuting to the major commercial regions and to the Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate.

A frequent bus service operates between Wrexham and Chester. For travel to London there is a 2 hour rail service from Chester Station to Euston and for international travel Liverpool & Manchester airports can both be reached in under an hour.











## TENURE

Freehold

## COUNCIL TAX

Band H

## METHOD OF SALE

The property is offered for sale by private treaty with written offers invited by informal tender before 12 noon Wednesday 29th November.

## SERVICES

Mains gas central heating, electric, water and drainage.

## VIEWINGS

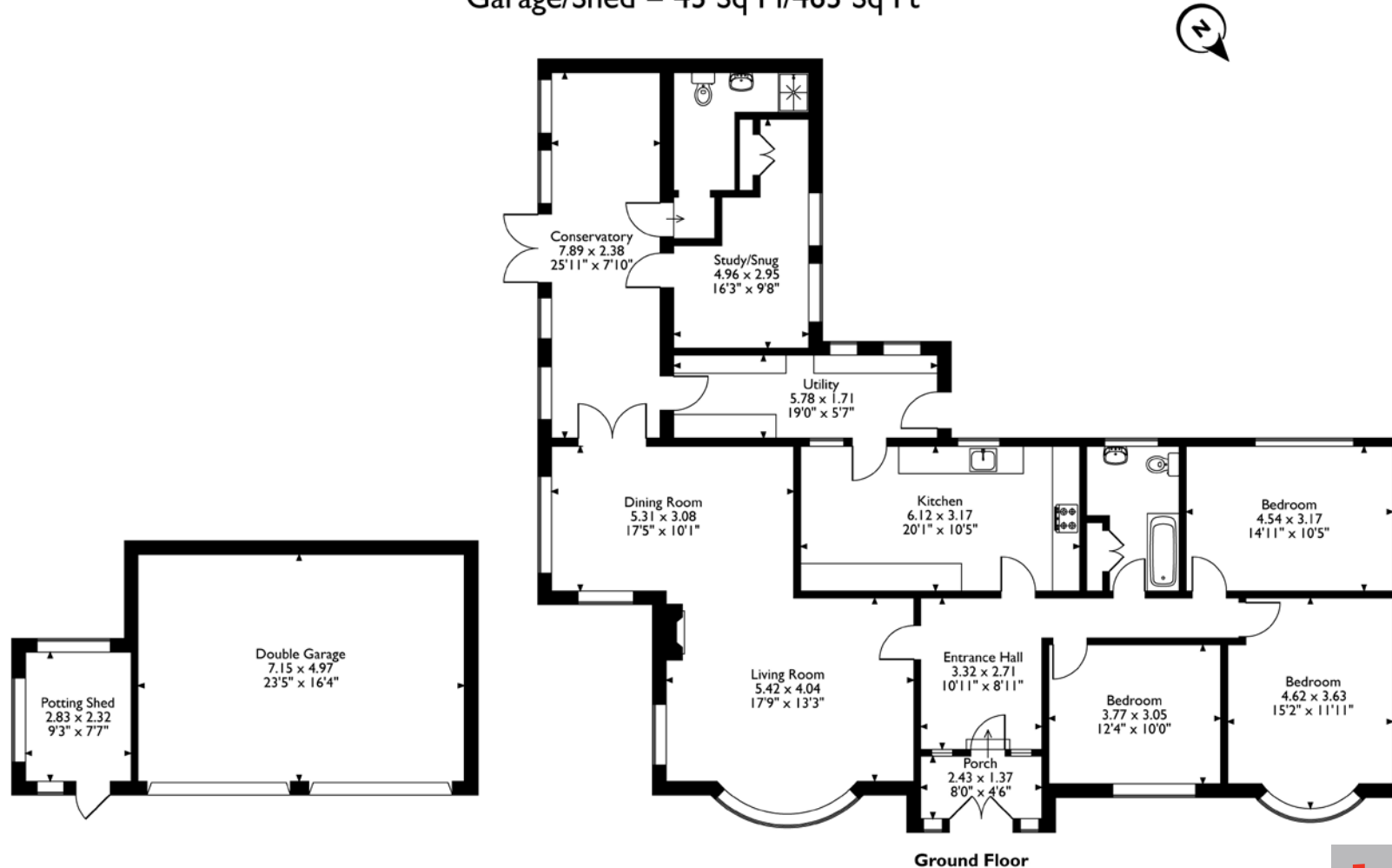
We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

# FLOORPLAN

Approximate Gross Internal Area  
Main House = 182 Sq M/1959 Sq Ft  
Garage/Shed = 43 Sq M/463 Sq Ft



Ground Floor

## LEGAT OWEN

Albion House  
Albion Street  
Chester  
CH1 1RQ

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**LegatOwen**  
RESIDENTIAL  
**01244 408288**  
legatowen.co.uk