



**6 Dee Fords Avenue,  
Boughton, Chester, CH3  
5UP**

**Guide Price: £800,000**

**Freehold**

A three storey six bedroom, two bathroom Edwardian detached house, with extensive internal accommodation totalling 2314sq.ft., walled rear garden, a wealth of period features, far reaching views towards Moel Famau, and an extremely sought-after location approximately a mile from the Chester city centre.

Originally constructed for the Monk family of Chester gunsmiths, this impressive early 20th Century property not only has magnificent views, but also some superb period features including stained glass and leaded casement windows, some woodblock flooring and various other attractive architectural details. In addition, there is a front lawn garden, a side driveway with multiple parking spaces, a rear walled garden, a summerhouse, an extremely useful cellar/basement and the following accommodation which is described in detail below.

**Entrance Porch** 7'11" x 5'2" (2.41m x 1.57m). With solid woodblock flooring, main front entrance door, dado rails, picture rails and inner doorway leading to the reception hall.

**Reception Hall** 15'3" x 14'1" max (4.65m x 4.3m max). An impressive reception area with solid woodblock flooring, radiator, wall detailing, plate racks, stained glass and leaded window features, impressive main staircase, and carved timber and tiled fireplace surround with additional inset radiator.

**Cloakroom** 5'7" x 5'4" (1.7m x 1.63m). With tiled flooring, radiator and inner doorway leading to a ground floor WC.

**WC** 5'3" x 2'8" (1.6m x 0.81m). With tiled flooring, radiator, leaded elliptical window, and white suite having chromium fittings comprising wash hand basin with monobloc mixer tap and tiled splashback and dual flush WC.

**Dining Room** 17'9" max x 15'7" (5.4m max x 4.75m). With skyline views and attractive turret bay window area, two double radiators, wall lights, picture rails, coved ceilings, and carved timber fireplace surround with marble inset and open grate.

**Snug** 12'2" x 10'5" (3.7m x 3.18m). With woodblock flooring, double radiator, picture rails, coved ceilings, television point, carved timber fireplace surround and inner doorway leading to the conservatory.

**Conservatory** 15'3" x 9'1" (4.65m x 2.77m). With tiled flooring, polycarbonate pitched roof, and doorways to the front and rear.

**Sitting Room** 17'11" x 16'7" (5.46m x 5.05m). With oak flooring, three double radiators, half arched and elliptical leaded window features, wall and ceiling detail, wall light points, French doors leading to the rear garden, arched recess, built-in storage cupboards and superb inglenook style fireplace recess with ornately carved timber fireplace surround, cast and tiled inset and open grate.

**Inner Hall** 5'6" x 3'5" (1.68m x 1.04m). With serving hatch to the sitting room, and inner doorways leading to the utility room/pantry and kitchen/breakfast room.

**Utility Room/Pantry** 8'6" x 6'1" (2.6m x 1.85m). With wall mounted gas fired central heating boiler, storage units, work surface, clothes drying rail, and points and space for a washing machine and refrigerator/freezer.

**Kitchen/Breakfast Room** 15'7" x 11'2" (4.75m x 3.4m). With fitted range of wall units, floor cupboards and drawers with granite effect work surfaces and tiled splashbacks, double radiator, mid-level television point, ceiling detail, aspect over the rear garden, arched range recess, built-in display and storage cupboards, stainless steel single drainer sink unit with chromium swan neck mixer tap, points and space for a dishwasher, and doorway leading to the side/rear porch.





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Avenue,  
Boughton,  
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6 Bedroom House

**£800,000**

**Side/Rear Porch** 8'7" x 5' max (2.62m x 1.52m max). With side external door leading to the side garden, driveway and rear gardens.

**Cellar/Basement** 14'9" x 13'9" (4.5m x 4.2m). With doorway and steps leading from the reception hall, lighting, electricity meter and fuse board/RCD control panel.

**Inner Landing** 13'11" x 4' (4.24m x 1.22m). With staircase leading from the reception hall, radiator and inner throughway leading to the main landing.

**Main Landing** 15'2" x 9'11" (4.62m x 3.02m). With additional circuit breaker control panel, wall detail, tiled fireplace surround and staircase leading to the second floor accommodation.

**Main Bedroom** 18'9" x 15'3" (5.72m x 4.65m). With superb skyline views and turret bay window seating area, two radiators, ornately carved fireplace surround with cast inset and tiled section, and inner doorway leading to an en-suite bathroom.

**En-Suite Bathroom** 11'4" x 8'9" (3.45m x 2.67m). Tastefully refitted with contemporary style white suite having chromium fittings comprising panelled bath with side shower screen and combination mixer tap/shower fitting, wash hand basin with monobloc mixer tap, radiator, inset mirror, picture rails, grain effect flooring, louvre doored storage cupboards and doorway leading to the balcony.

**Balcony** 8'10" x 5'8" (2.7m x 1.73m). With stunning far reaching skyline views.

**Bedroom Two** 16'5" x 12'4" (5m x 3.76m). With two radiators, arched recess, picture rails, coved ceilings and ornately carved fireplace surround.

**Bedroom Three** 12'2" x 12'2" (3.7m x 3.7m). With picture rails, coved ceilings and radiator.

**Bedroom Four** 13'1" x 12'2" (4m x 3.7m). With solid timber flooring, radiator, wash hand basin and carved timber fireplace surround with inset bevelled mirror.

**Shower Room** 9'6" x 7'11" (2.9m x 2.41m). With tastefully refitted contemporary style white suite having chromium fittings comprising larger than average shower cubicle with fitted thermostatically controlled twin head drench style and adjustable spray head shower unit, wash hand basin monobloc waterfall style mixer tap and facing backlit mirrored medicine cabinet, dual flush WC, grain effect flooring, vertical style pillared radiator, ceiling downlighters, fan, heated chromium ladder style towel rail/radiator, and airing cupboard housing the gas central heating control timer and pre-lagged hot water cylinder.

**Second Floor Landing** 9'4" x 8'3" (2.84m x 2.51m). With staircase leading from the first floor landing, access to eaves storage space, skylight window, roof void access hatch and doorways to the following two rooms.

**Bedroom Five** 19'8" x 15'11" (6m x 4.85m). With far reaching skyline views, skylight windows, two radiators and cast fireplace surround.

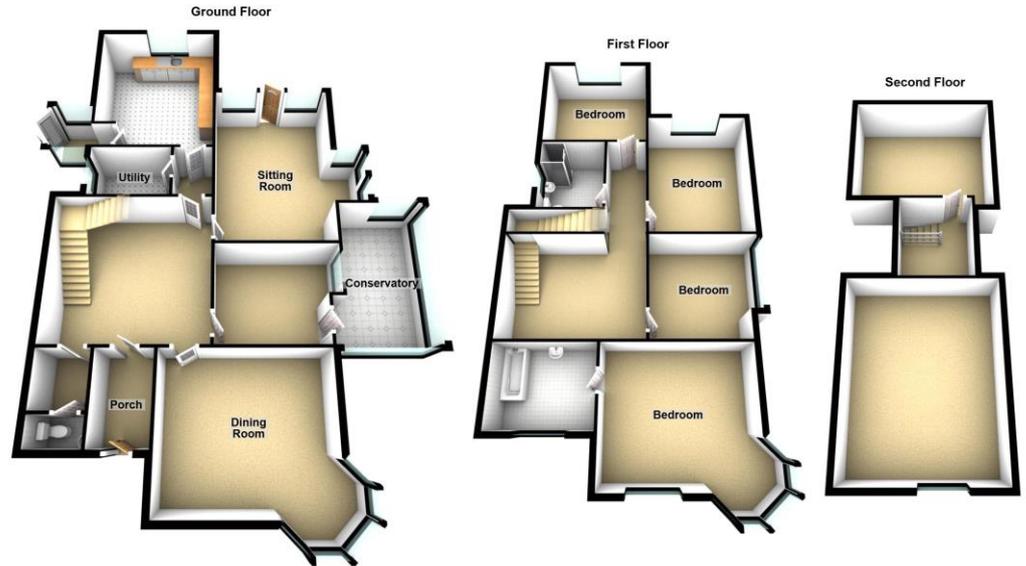
**Bedroom Six** 16'8" max x 15'11" (5.08m max x 4.85m). With grain effect flooring, skylight window, two radiators and access to eaves storage space.

**Outside** To the front of the property there is a lawned section and an upper flagged seating area, along with a pillared canopy entrance porch and railed steps, and a flagged pathway with adjacent well-stocked shrubbery borders leading alongside the property parallel to the driveway and then to the side/rear porch. This then leads via a fenced area to the lawned rear garden, which is part walled and part fenced, with lighting, a cold water tap, sleeper edged shrubbery borders, power points, a flagged seating area, a timber construction summerhouse and a continuation to an additional rear lawned garden, with further a flagged seating area, lighting, a timber construction storage shed, boundary wall and fencing and further well-stocked rockery style shrubbery borders.

**Directions** From Chester, proceed of the city in an easterly direction along Boughton, taking the right hand lane at the gyratory system, then continuing around back in the direction of Chester but turning immediately left onto the B5130/Sandy Lane. Continue for a further distance, taking the left hand turning into Dee Fords Avenue, after which the subject property will be observed on the right.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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