



21 & 21A Eaton Road
Handbridge, Chester

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An attractive Grade II listed semi-detached family home with an annexe in a convenient, highly-regarded Chester suburb

A handsome four bedroom period property with adjoining two bedroom annexe, all with original features including sash glazing and ornate fireplaces. The main property also benefits from beautiful wood flooring that extends across much of the ground floor, enhancing the elegance and practicality of the living and entertaining spaces.



6 RECEPTION ROOMS



6 BEDROOMS



4 BATHROOMS



GARAGE & SHARED DRIVEWAY



PAVED COURTYARD AND LAWNS



FREEHOLD



0.7 MILES TO CITY CENTRE



3,545 SQ FT



£900,000



The property

One of a pair of listed houses dating from around 1820, 21 Eaton Road is a double-fronted property with huge kerb appeal, generous gardens, and located within minutes of bustling Chester city life.

Providing an ideal family home, the accommodation opens into a reception hall with original tiled flooring leading on to the sizeable sitting room with feature fireplace and inset woodburner flanked on each side by bespoke storage, well-proportioned family and study rooms, both with feature fireplaces, and a dining room with steps down to the kitchen. The kitchen itself presents a range of wall and base units, breakfast bar, modern integrated appliances, a neighbouring inner hall with useful W.C. and access to the courtyard garden and to a fitted utility room. Adjoining the utility room at the rear is a good-sized garden room with French doors to the lawned garden. The property also benefits from a wet room on the ground floor, and a cellar on the lower ground floor.

On the first floor the property provides four

bedrooms, three with feature fireplaces and built-in storage, and a fully-tiled family bathroom with bath and separate shower.

Split from the main house in 2013, the annexe is accessed through a separate gable end front door and comprises a vestibule, sitting room, kitchen and two first floor bedrooms, both with en suite shower rooms. The original door between the properties, connecting the main house study and annexe sitting room, is currently boarded, but could be reopened to revert the property to a 6 bedroom family home.

Outside

Set behind mature hedging, the property is approached through a charming pedestrian gate and along a path leading to the front door, flanked by well-maintained lawns. The cobbled and gravelled side shared driveway provides access to a garage, which offers private parking and internal stairs rising to a versatile first floor space. The enclosed garden to the rear features a walled, paved, and gravelled courtyard garden that opens to an area of level lawn.



Location

Located south of the River Dee, the conservation area of Handbridge and Westminster Park offers local facilities including award-winning butchers, fishmongers, greengrocers and a Co-op. Chester has an extensive selection of national and independent retailers, complemented by several retail parks.

The city also offers extensive sporting, leisure and entertainment facilities including pubs, bars and eateries as well as rowing, sailing and canoeing on the River Dee, tennis, football, and cricket at Westminster Park Recreational Ground, tennis at Chester Lawn Tennis Club, fitness and leisure centres, golf at Chester Golf Club and horse racing at the Chester Roodee Racecourse. Communication links are excellent: Chester Bus Interchange, the A55 North Wales Expressway, M53 and Chester station (1.3 miles) offer access to key regional centres in Wales and England, the latter providing direct trains to London.



Distances

- Chester 0.8 mile
- A55 North Wales Expressway (Jct. 38) 2.4 miles
- M53 (Jct. 12) 3.4 miles
- Ellesmere Port 9.6 miles
- Wrexham 12.4 miles
- Liverpool 28.3 miles
- Liverpool John Lennon Airport 25.5 miles

Nearby Stations

- Chester (London Euston 2 hours 8 minutes)

Key Locations

- Chester Roodee Racecourse
- Chester Cathedral
- Chester Golf Club
- Chester Lawn Tennis Club
- Chester Zoo
- Cheshire Oaks

Nearby Schools

- Queen's Park High School
- Overleigh St. Mary's CofE Primary School
- The Catholic High School, Chester
- Chester International School
- The Grosvenor Park CofE Academy
- The Queen's School
- Belgrave Primary School
- The King's School
- Chester Blue Coat CofE Primary School
- Dee Banks School
- The Firs
- The Hammond





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

Main House internal area 2,702 sq ft (251 sq m)
Garage internal area 719 sq ft (67 sq m)
Annexe internal area 843 sq ft (78 sq m)
Total internal area 4,264 sq ft (396 sq m)

For identification purposes only.

Directions

CH4 7EN

///What3words: diary.many.pink - brings you to the driveway

General

Local Authority: Chester West And Chester Council,
+44 (0)300 123 8123

Services: Mains gas, electricity, water and drainage.
Centrally heated.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Main house Band F, Annexe Band C

Parking: Garage and Shared driveway (while the driveway is owned by 21 Eaton Road, the drive is shared between three properties, 21 has two parking spaces, 21A has one and 23 has two).

EPC Rating: 21 Eaton Road: D, 21A Eaton Road: D

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

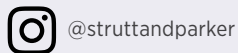
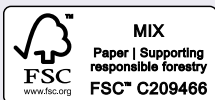
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Chester

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