



# Riverside house with development opportunities

**40 Curzon Park North, Chester, CH4 8AR**

Freehold





Hall • Sitting room • Dining room • Conservatory • Kitchen • WC • Four bedrooms (one en suite) • Family bathroom • Integral garage and driveway parking • Gardens down to the River Dee •

### Situation

40 Curzon Park North is situated on arguably the most prestigious road in Chester, in an exclusive residential area. It occupies an excellent position, with wonderful views over the River Dee, the racecourse, and the city skyline.

Properties in Curzon Park North are rare to the market, being so conveniently situated within easy walking distance of the city centre and all the amenities it has to offer.

A key attraction of Chester is the quality of education and this particular location is attractive to those with children schooled at King's and Queen's. Other schools in the area are easily accessed via good transport links out from the city.

There are many leisure facilities in the area with the restaurants, coffee shops and bars of the city, golf at the nearby Chester Golf Club and tennis at Chester Lawn Tennis Club. The Chester Business Park is only a few minutes away by car.

For those commuting there is good access to the motorway network, linking to Manchester, Liverpool and

their airports and to the North Wales coast. There is a direct and regular rail service to London Euston (about 2 hours).

### The Property

40 Curzon Park North is a traditional post-war family house. It sits in mature gardens leading down to the River Dee and offers well balanced accommodation over two floors.

At the front of the house is a drive and block-paved parking area, a covered bin store and garden area. It is screened from the road by a mature hedge.

The front door opens into a hall with stairs to the first floor and a WC. There are 3 reception rooms; a sitting room with a bay window, a dining room with an adjoining conservatory. The kitchen has a range of storage units and integrated appliances and a side hall links to an integral garage. On the first floor are 4 bedrooms, one with an en suite shower room and a family bathroom.

Planning consent was granted on 28 June 2018 (18/01605/FUL) for the demolition of the existing dwelling and replacement with two detached three storey houses.

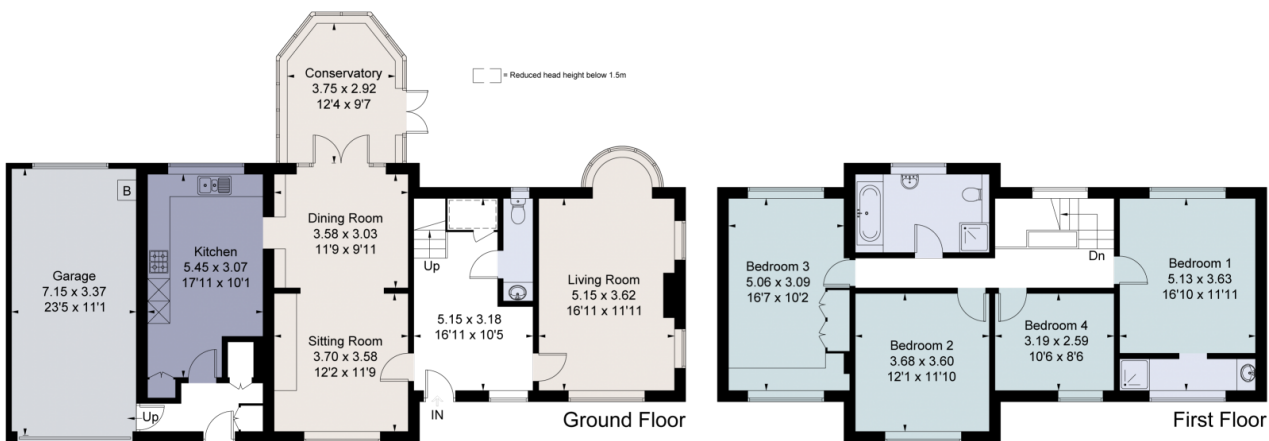




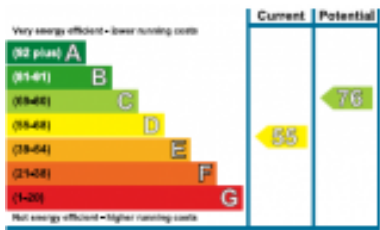




Approximate Area = 180.5 sq m / 1943 sq ft  
Including Limited Use Area (4.7 sq m / 50 sq ft)  
Garage = 23.9 sq m / 257 sq ft  
Total = 204.4 sq m / 2200 sq ft  
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