

5 Rowan Walk, Leigh-on-Sea, Essex, SS9 5PN
Price Guide £595,000

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Estate Agents



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Council Tax Band: E

Stunning four bedroom detached family home in Eastwood boasting extended accommodation with a sizeable lounge/diner, modern fitted kitchen/breakfast room, utility room, ground floor WC, ensuite to the master bedroom and a four piece family bathroom, as well as a garage, ample off-street parking and a low maintenance rear garden. Ideally located close to the A127, bus connections, excellent schools and shops.

Bear Estate Agents are proud to market this beautifully presented detached family home, positioned in a wonderfully quiet, yet convenient location. Rowan Walk is a popular residential road, located within easy reach of the A127, Rayleigh Road and bus links. There are excellent schools within a close distance, along with access to ideal amenities and parks.

This stunning family home boasts sizeable living accommodation throughout. Internally, the heart can be found in the extensive lounge/diner that is complemented by a bay window and leads into an extended and modern fitted kitchen/breakfast room complete with integrated appliances and a delightful breakfast bar. A convenient utility room leads off from the kitchen and opens into a sizeable integral garage which comes complete with an electric roller door. The ground floor accommodation finalises with a convenient ground floor WC. To the first floor, the property comprises four bedrooms, with the master boasting a stylish ensuite shower room, as well as a contemporary four piece bathroom suite. Externally, the property offers ample off-street parking for three to four vehicles and a low maintenance rear garden.

Four Bedroom Detached House

Entrance Hall

Lounge/Diner

26'3 x 17'1 > 9'11

Kitchen/Breakfast Room

15'11 x 12'6

Utility Room

12'7 x 4'7

WC

Landing

Bedroom One

14'1 > 12'4 x 12'7

Ensuite Shower Room

6'6 x 5'1

Bedroom Two

14'10 x 10'1

Bedroom Three

11'5 x 9'7 > 7'9

Bedroom Four

9'0 x 6'10

Bathroom

8'6 x 8'3 > 5'9

Storage

Garage

19'0 x 13'0

Off-Street Parking

Garden







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GROUND FLOOR
96.0 sq.m. (1034 sq.ft.) approx.

1ST FLOOR
67.0 sq.m. (722 sq.ft.) approx.



TOTAL FLOOR AREA: 163.1 sq.m. (1755 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	