



6 Rowan Walk AL10 8SX  
Chain Free £400,000



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Superbly presented four bedroom, two reception room family home within a short walk of several schools.

This delightful property has been much improved over the years by the present owner and now comprises of entrance hall, refitted ground floor wc, dual aspect lounge with air conditioning and door to the rear garden, a fabulous L' shaped refitted kitchen/dining room with built in appliances and door to the rear garden, four first floor bedrooms, master bedroom with air conditioning, two with built in wardrobes, a great size refitted bathroom. The house is double glazed and has gas radiator central heating.

Outside there is a small low maintenance garden to the front, the rear garden has also been designed with easy maintenance in mind, there is a workshop to the rear which be converted to use a home office/garden room.

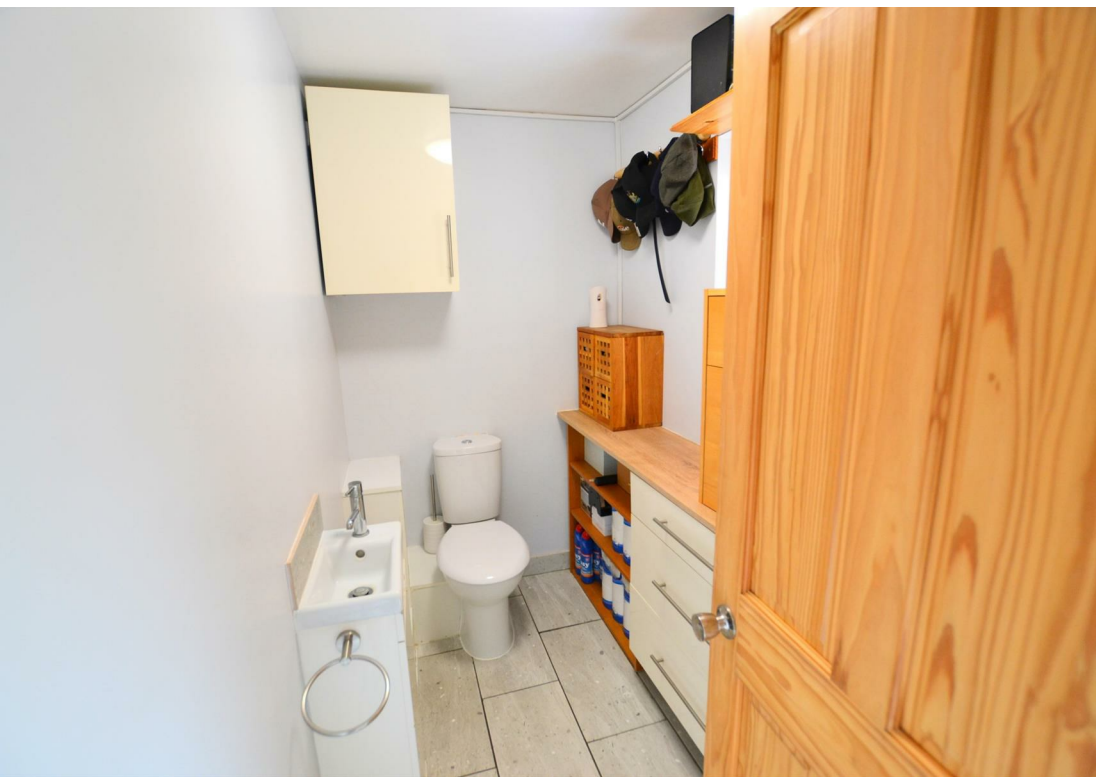
Please call us on 01707 270777 for further information.







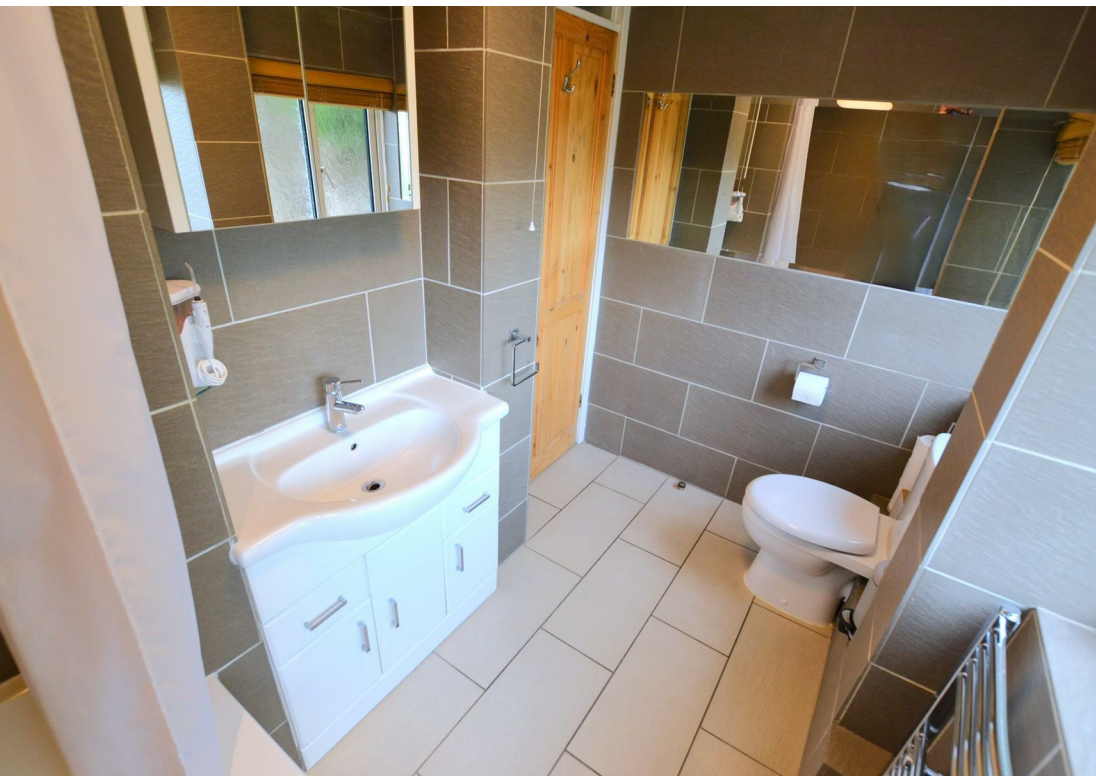














#### Entrance Hall

10'9" x 5'10"

Double glazed entrance door and window to front, radiator, tiled floor, inset spotlights, stairs to first floor, door to:

#### Refitted Ground cloakroom/wc

4'5" x 7'8"

Refitted with a dual flush wc, vanity wash hand basin with mixer tap, tiled splash back and storage under, further storage and shelving, tiled floor, double glazed window to front.

#### Dual Aspect Lounge

24'4" x 10'5"

Double glazed bay window to front and patio doors to rear leading to the rear garden, radiators, air conditioning unit, media wall with storage, wood flooring, inset spotlights.

#### Refitted L'Shaped Kitchen/diner

14'7" x 13'10" max

Refitted with a range of wall and base units, complimentary work surfaces and tiled splash backs, inset one and a half bowl enamel sink/drainers with mixer tap, space for range style cooker with stainless steel splash back and chimney style extractor hood over, space for American style fridge/freezer, washing machine and tumble dryer, inset spotlights, tiled floor, double glazed window and door to rear.

#### Landing

Access to loft, inset spotlights, doors to:

#### Bedroom One

10'5" x 11'3"

Double glazed window to front, two built in double wardrobes, wood flooring, radiator.

#### Bedroom Two

10'6" x 11'2"

Double glazed window to front, two built in wardrobes and cupboard, wood flooring, radiator, inset spotlights, air conditioning unit.

#### Bedroom Three

8'8" x 8'0"

Double glazed window to rear, radiator, wood flooring.

#### Bedroom Four

8'9" x 8'0"

Double glazed window to rear, radiator, wood flooring.

#### Refitted Bathroom

5'4" x 9'3"

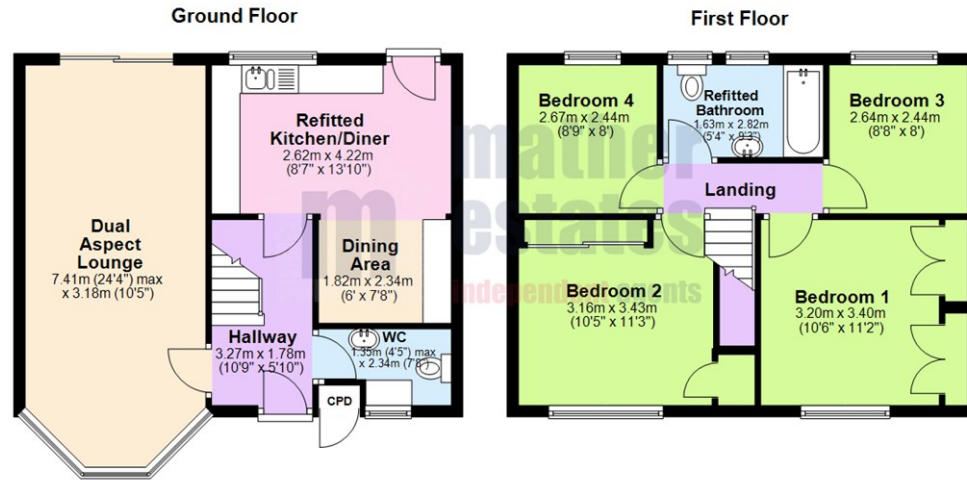
Refitted suite comprising of panel enclosed bath with concealed tap and a power shower over, vanity wash hand basin with mixer tap and storage under, dual flush wc, complimentary wall and floor tiling to full height, chrome effect heated towel rail, inset spotlights, extractor fan, two double glazed windows to rear.

#### Front Garden

Designed with low maintenance in mind, part bloc paved and part gravel, power points, storage space, front door.

#### Rear Garden

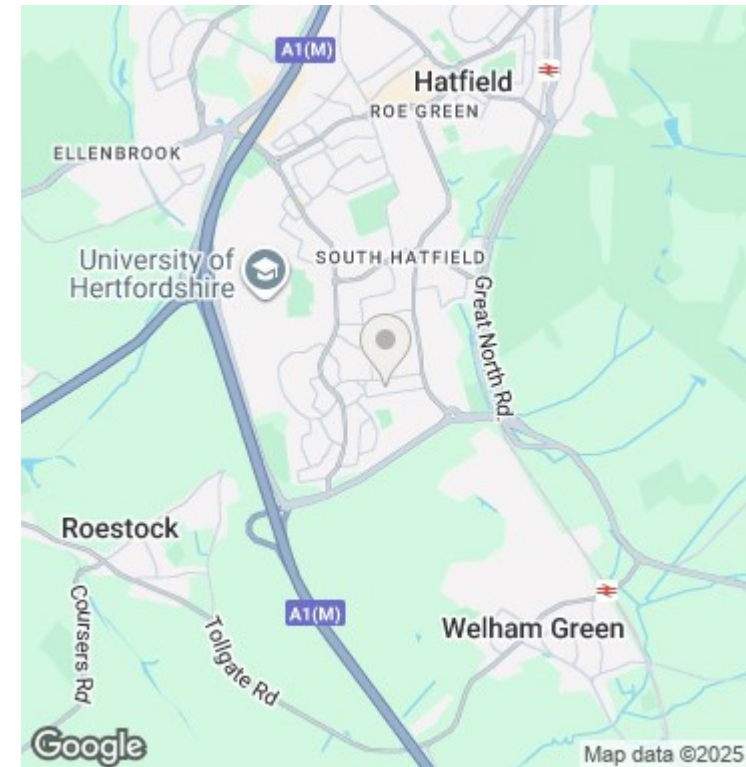
Designed with low maintenance in mind, patio to immediate rear extending to the end of the garden, artificial lawn area, decking area, flower and shrub beds, mature bushes and evergreens, raised flower bed, two garden sheds/work space with power and lighting, water tap, external lighting, power points, door to kitchen, door to lounge.



Please note that although all efforts have been made to provide accurate measurements and positioning of fixtures, this floorplan is for marketing purposes and is to be used as a guide only.  
Plan produced using PlanUp.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
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6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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