



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



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

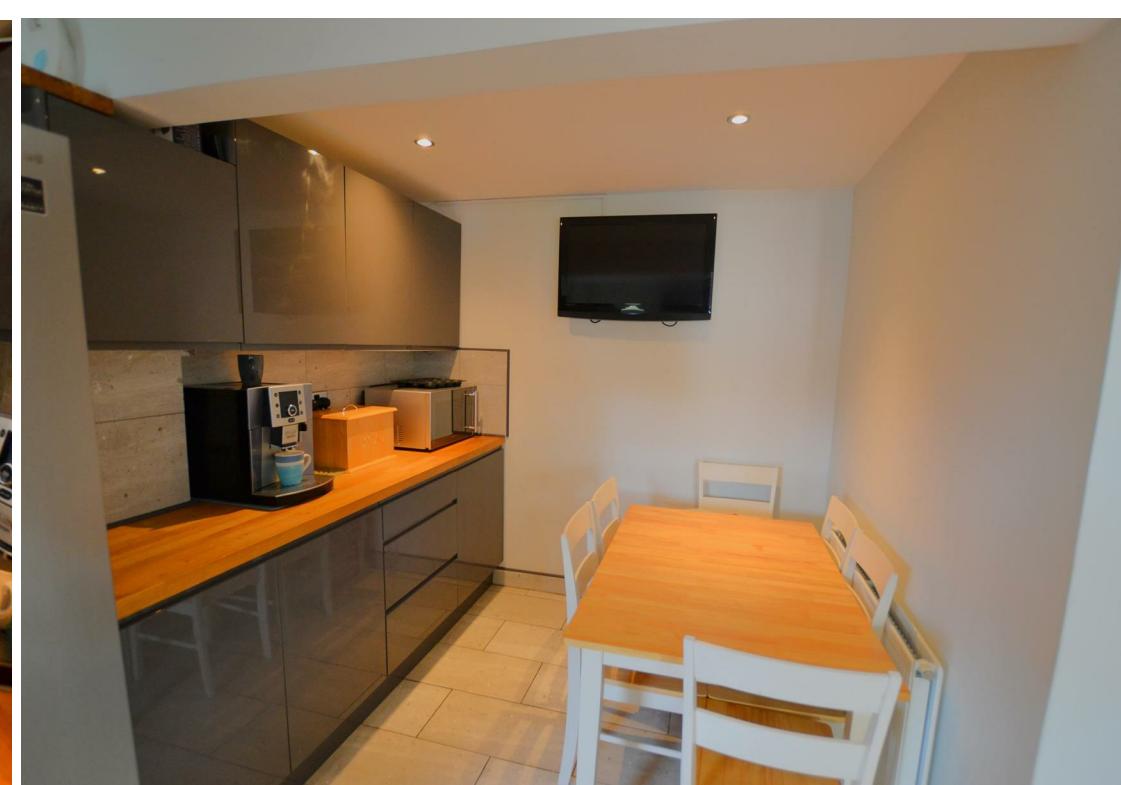
This delightful property has been much improved over the years by the present owner and now comprises of entrance hall, refitted ground floor wc, dual aspect lounge with air conditioning and door to the rear garden, a fabulous L' shaped refitted kitchen/dining room with built in appliances and door to 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.

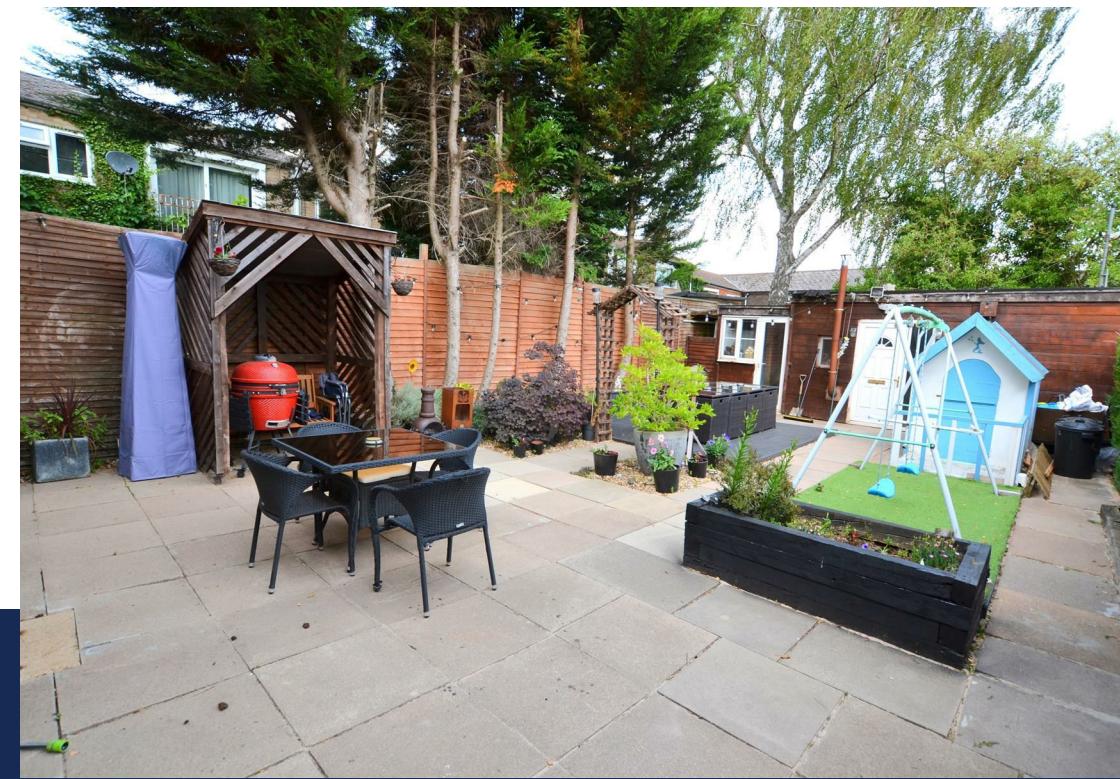
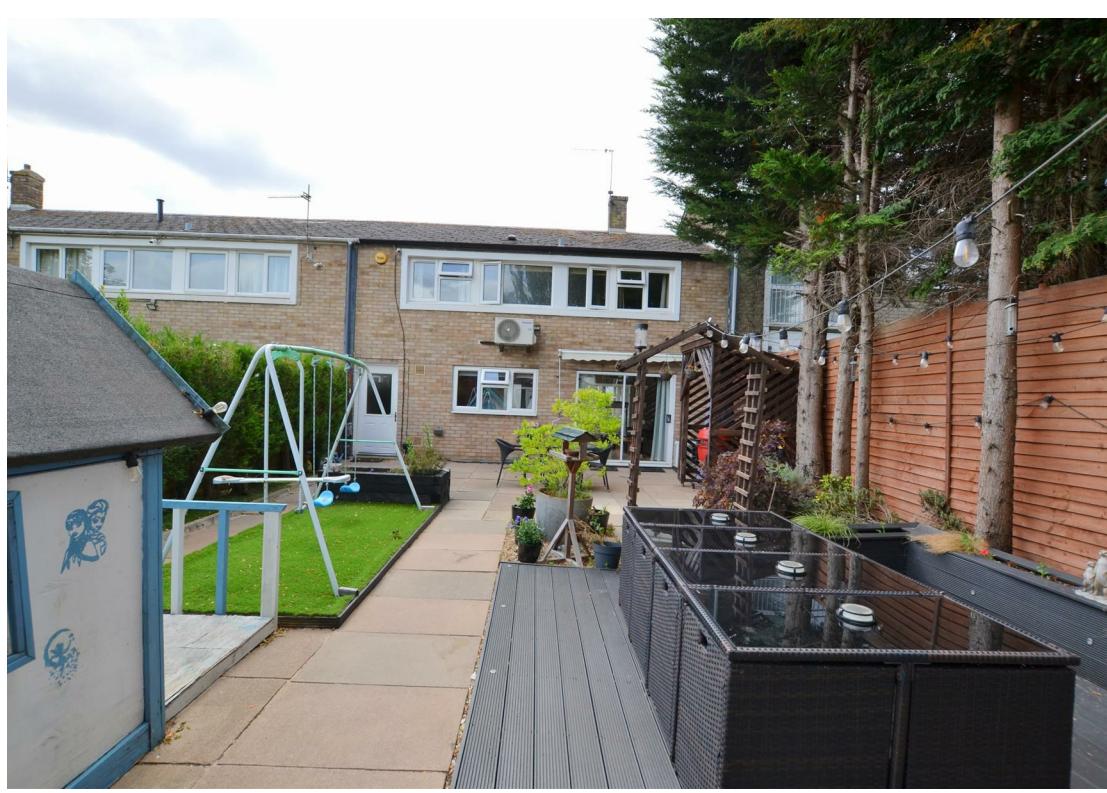
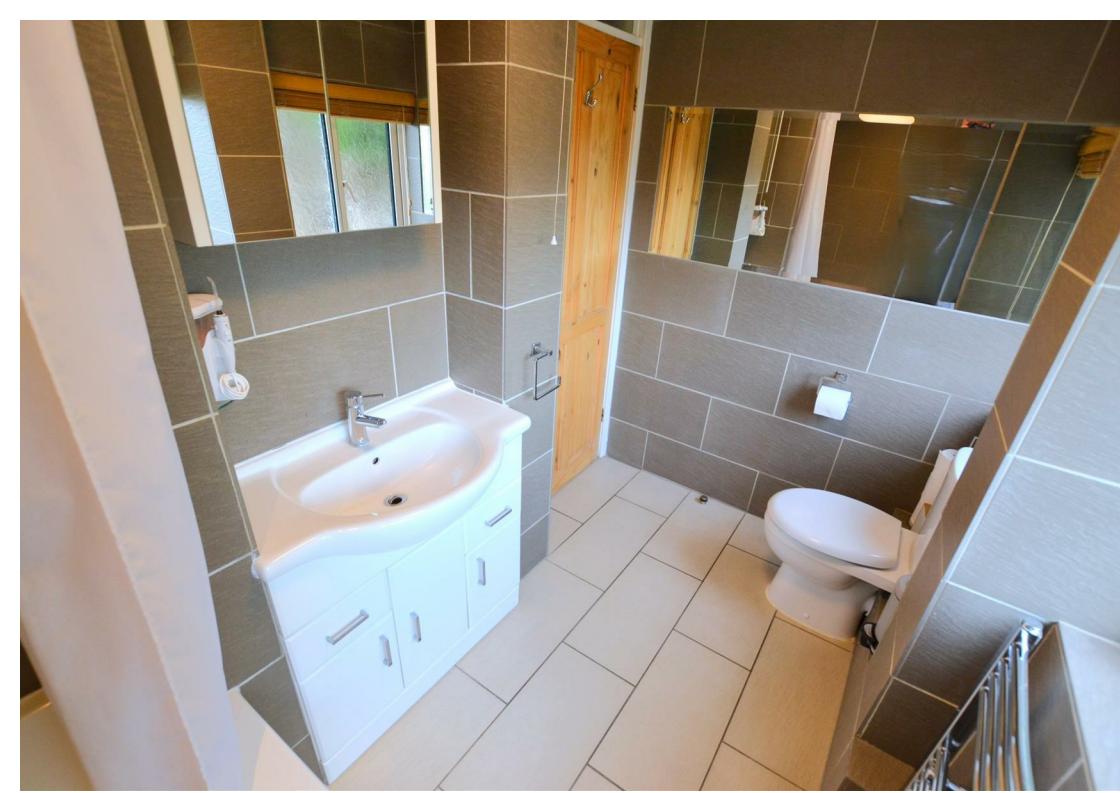
Please call us on 01707 270777 for further information.



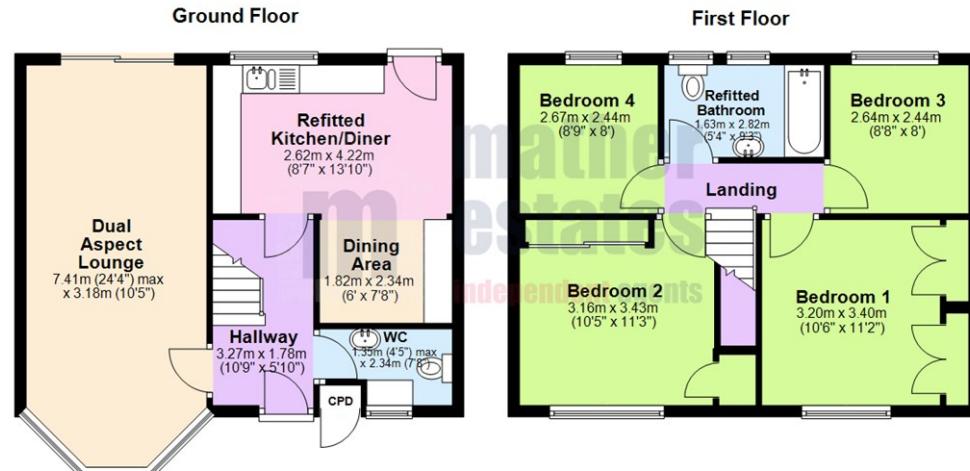








Entrance Hall 10'9" x 5'10" Double glazed entrance door and window to front, radiator, tiled floor, inset spotlights, stairs to first floor, door to:	Refitted Bathroom 5'4 x 9'3 Refitted suite comprising of panel enclosed bath with concealed tap and a power shower over, vanity wash hand basin with mixer 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.
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.	Front Garden Designed with low maintenance in mind, part bloc paved and part gravel, power points, storage space, front door.
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.	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.
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/drainer 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.	



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.



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The chart illustrates the distribution of properties across different energy efficiency ratings in England & Wales. The x-axis represents the percentage of properties, and the y-axis represents the energy efficiency rating. The distribution is skewed to the right, with the highest concentration of properties falling into the 'Very energy efficient - lower running costs' category (A).

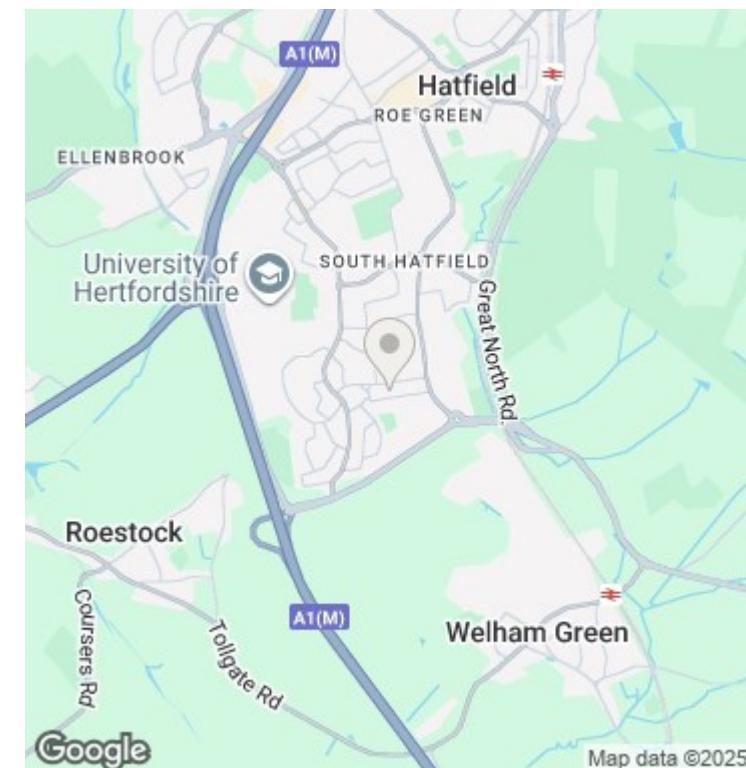
Rating	Approx. % of Properties
A (92+)	~15%
B (81-91)	~15%
C (69-80)	~20%
D (55-68)	~15%
E (39-54)	~15%
F (21-38)	~10%
G (1-20)	~5%

Properties with lower ratings (F and G) are considered 'Not energy efficient - higher running costs'.

A horizontal scale bar divided into seven segments, each labeled with a letter from A to G. Segment A is the darkest blue, and segment G is the darkest grey. The segments are labeled as follows:

- A:** Very environmentally friendly - lower CO2 emissions
- B:** (92 plus)
- C:** (81-91)
- D:** (69-80)
- E:** (55-68)
- F:** (39-54)
- G:** (21-38)
- H:** (1-20)
- I:** Not environmentally friendly - higher CO2 emissions

Current Potential



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 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.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 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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