



WARRENS END

Rowtown



GATED FAMILY HOME

Nestled in a tranquil private development off Hare Hill



4



2



2



3



EPC

B

Local Authority: Runnymede Borough Council

Council Tax band: F

Tenure: Freehold



DESCRIPTION

Nestled in a tranquil private development off Hare Hill and set behind gates, is this family home built in 2019 and bought off plan and finished to our clients exacting standards with the home providing underfloor heating throughout, LED lighting system and ceiling speakers in principle rooms. To the first floor is a generous principal suite with en-suite shower room. Two further double bedrooms with fitted wardrobes and then a further fourth bedroom and modern family bathroom with separate bath and walk-in shower. Upon entry through the front door the formal reception is accessed via double doors. To the rear of the property is the open plan kitchen/dining area with contrasting shaker style kitchen with centre island and providing integrated appliances range cooker and hot tap. Utility area houses the white goods and a further W/C for guests. Externally the rear garden is entered via bi folding doors where you will find a patio area and low maintenance lawn with further summerhouse. To the front the home provides driveway parking for circa 3 vehicles and video door entry system provides access to the gated development.





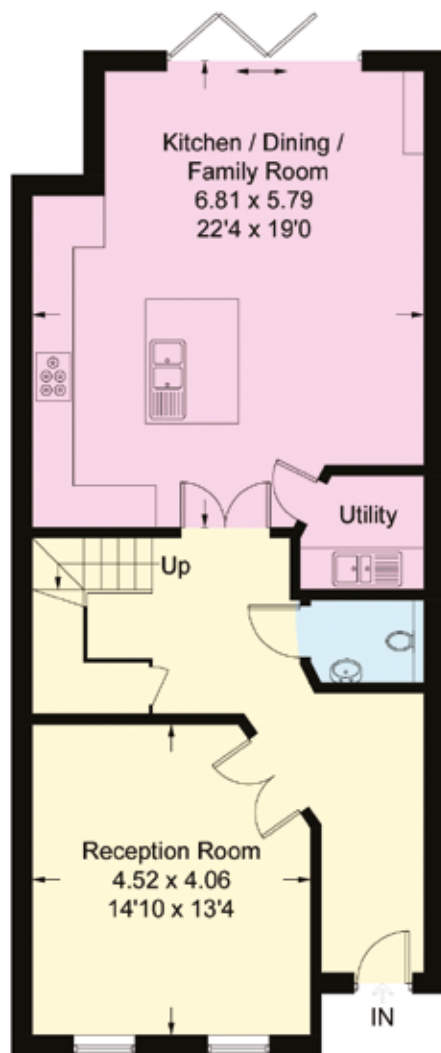


LOCATION

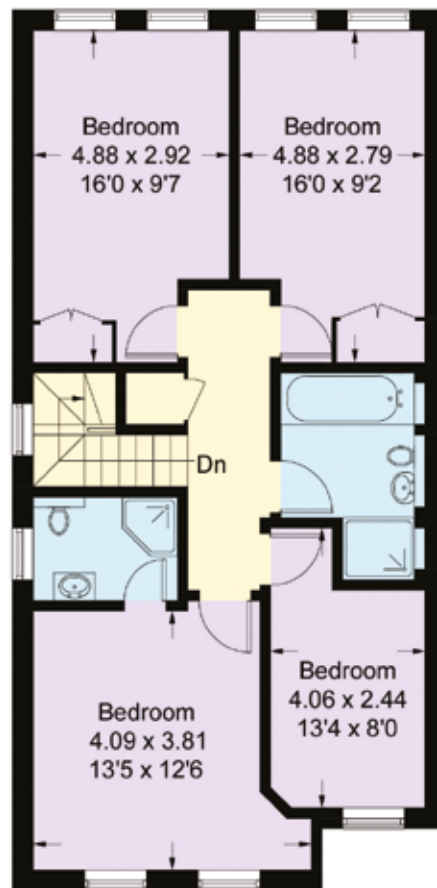
Rowtown is set in an idyllic location offering beautiful woodland walks 2 minutes away, and Walton Leigh park for children with open space and nearby local shops, restaurants and a pub. It retains close access to London and the motorway network but yet still providing tranquillity and peacefulness. The location lies between Heathrow and Gatwick airports, with Junction 11 to the M25, the M3, the M4 and the A3 all easily accessed. Woking and Weybridge mainline stations offer fast and direct service into London Waterloo in approximately 25 minutes. Foxhills Country Club is on the doorstep with excellent facilities for families as well as three golf courses. There is an abundance of excellent schools including St George's Junior and Senior school, Sir William Perkins, Feltonfleet, Notre Dame and the ACS Cobham International School in Cobham.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area :
149.1 sq m / 1,605 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



We would be delighted
to tell you more.

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