



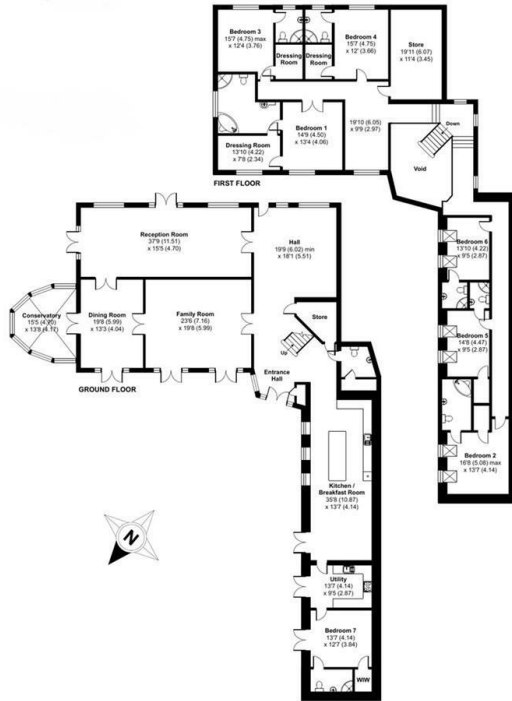
Rowan Avenue, Washington

Asking price £675,000

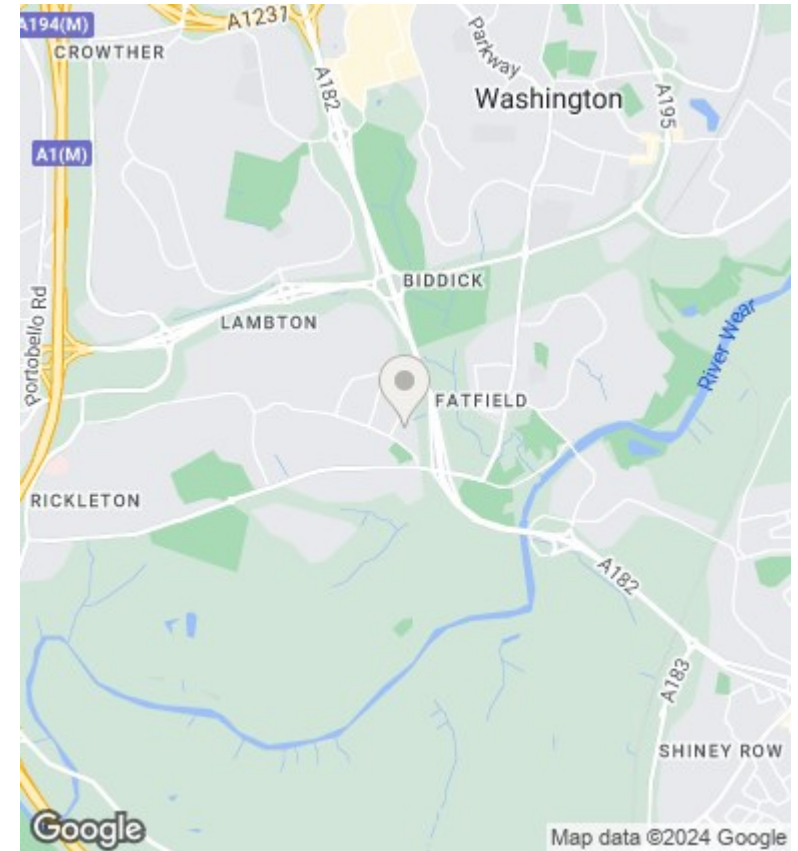
- 7 large double bedrooms, each with an en-suite
- 4 reception rooms
- Playroom and gym
- UPVC double glazed conservatory
- Spacious open plan kitchen/diner with luxury granite worktops and integrated appliances
- Secondary kitchen
- 5816 sq ft
- 1 acre land

Rowan Avenue, Washington, NE38

Approximate Area = 3025 sq ft / 559.7 sq m (excludes void)
 For identification only - Not to scale



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2023.
 Produced for Tyon Ash Real Estate - Neil Mercer. REF: 990173



Summary

Nestled in the prestigious location of Rowan Avenue, Washington, this remarkable detached family residence is a true gem waiting to be discovered. Boasting an impressive 7 bedrooms (some with balconies) and 7 bathrooms, this property offers unparalleled luxury and space for a growing family.

Spread across a sprawling 5816 Sqft plot, this residence sits majestically on approximately 1 acre of land, providing ample room for privacy and tranquility. As you step inside, you are greeted by a grand entrance hallway flooded with natural light, setting the tone for the elegance that awaits within.

The property features 4 reception rooms, a playroom, a gym, and a UPVC double glazed conservatory offering stunning views of the expansive garden. The open plan kitchen/diner is a culinary delight, equipped with top-of-the-line appliances and a luxurious centre island with granite worktops.

Viewings

Viewings by arrangement only.
 Call 02035 381156 to make an appointment.

Council Tax Band
 F

EPC Rating:
 C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	73
(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	