



Rowarden Rayners Avenue, Loudwater

£775,000



Robertsons

Rowarden, Rayners Avenue

Loudwater

A superbly presented family home set in a plot of just under a quarter of an acre (0.23 of an acre). The property boasts spacious and flexible living accommodation and planning permission is in place for a ground floor extension. Entrance hall, Shower room, Sitting/Dining room, Kitchen, Two ground floor bedrooms, Bedroom 1 with dressing area and en suite shower room, Two further first floor bedrooms, Family bathroom, Garage and ample parking, Good sized rear garden.

Entrance hall

Radiator, stairs to first floor with under stairs storage area, down lighters, wooden flooring

Shower room

Shower cubicle housing fitted shower cubicle, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, heated towel rail, wooden flooring, down lighters, window to rear

Bedroom 5

Radiator, down lighters, window to rear

Sitting room

Feature fireplace, two radiators, down lighters, wooden flooring, window to front, two windows to side

Kitchen

Refitted with a range of eye and base level units incorporating sink unit with mixer tap and drainer, space for range oven with splash back and extractor over, built in dishwasher, space for American style fridge/freezer, down lighters, part tiled walls, two windows to side, door to garage, door to garden





Bedroom 4

Radiator, down lighters, window to front

First floor

Landing

Access to loft space, radiator, window to front, airing cupboard housing hot water cylinder and shelved storage

Bedroom 1

Radiator, down lighters, window to front

Dressing area

With fitted storage and hanging space/drawers

En suite shower room

Shower cubicle housing fitted shower cubicle, low level W.C., wash hand basin with mixer tap and cupboards under, heated towel rail, tiled walls, window to rear

Bedroom 2

Radiator, down lighters, window to rear

Bedroom 3

Radiator, down lighters, window to front

Bathroom

White suite comprising panelled bath with mixer tap and shower attachment, low level W.C., wash hand basin with mixer tap and cupboards under, tiled walls, down lighters, heated towel rail, window to rear

Front garden/parking

A block paved driveway provides ample parking. The remainder is laid to lawn and enclosed by hedging.

Garage

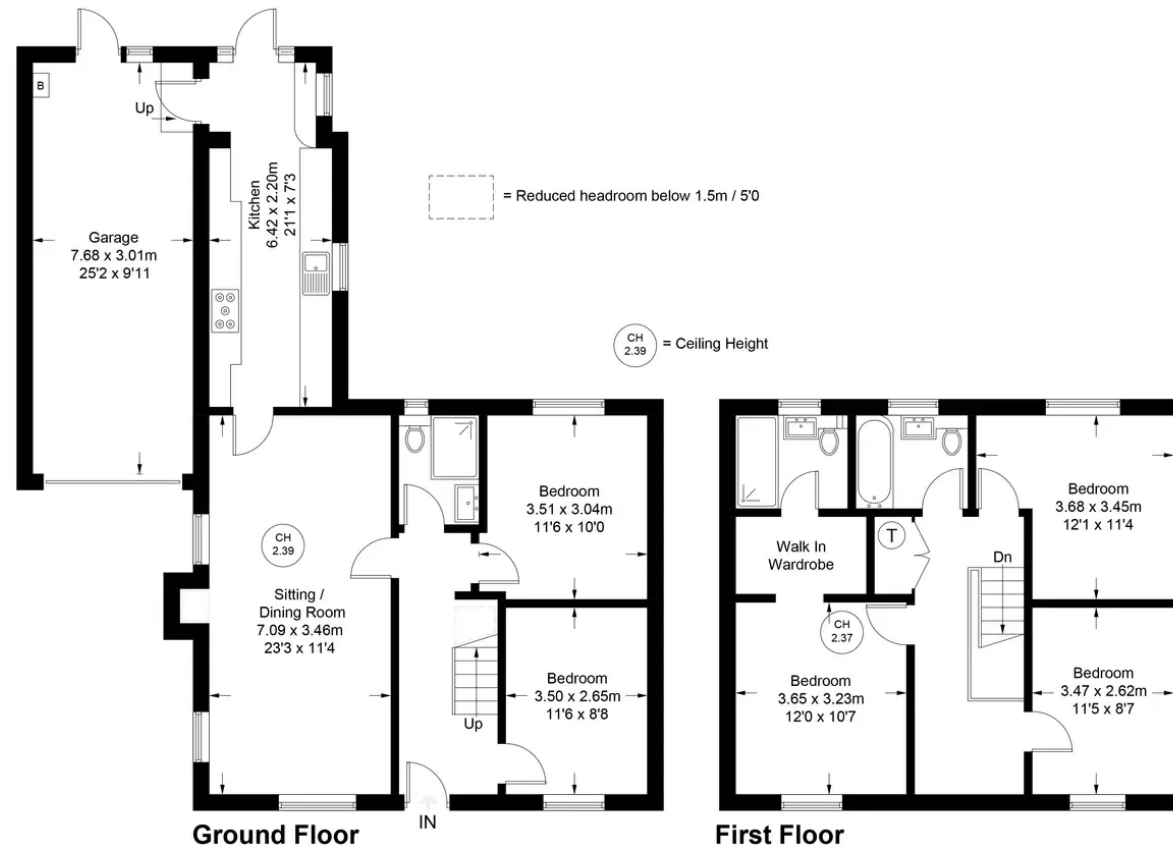
With roller door, light and power, space and plumbing for washing machine, space for appliances, wall mounted Ideal gas fire central heating boiler, door to garden

Rear garden

A paved patio leads to the remainder of garden which is laid to lawn with flower and shrub borders. The garden is enclosed by hedging with rear gated access.



Approximate Gross Internal Area
 Ground Floor = 99.1 sq m / 1067 sq ft
 (Including Garage)
 First Floor = 58.2 sq m / 626 sq ft
 Total = 157.3 sq m / 1693 sq ft



Floor Plan produced for Robertsons by Media Arcade ©.

Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Robertsons Estate Agents

Swains House, Swains Lane, Flackwell Heath – HP10 9BN

01628 533373

flackwellheath@robertsonsestateagents.co.uk

www.robertsonsestateagents.co.uk



Robertsons