



TOTAL FLOOR AREA: 5760 sq.ft. (535.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(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		



York Drive |
£13,000 PCM



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SALES & LETTINGS

Bedrooms 6 Bath 5 Reception 4 Parking here Area 5760.00 sq ft Type here



- Private Road
- Home Cinema
- Secure gated driveway parking
- Manicured Gardens
- Monitored CCTV & Alarm system
- Home Gym
- Double Garage
- Modernised Throughout

A LUXURIOUS FAMILY RESIDENCE, SITUATED ON ONE OF THE MOST PRESTIGIOUS PRIVATE ROADS IN BOWDON..... October House is an attractive six bedroom detached property which offers generous proportions throughout, with a wide open-plan design. Located on a highly sought after Private Road and accessed via a secure gated driveway. Ground floor briefly comprises: A welcoming entrance hallway with natural stone flooring. Formal lounge, dining room, home office & WC / Cloaks. The kitchen leads through to a fabulous orangery providing flexible space for formal and casual dining. There is a separate utility room with secondary kitchen facilities and a double garage. The first floor comprises: four double bedrooms, all with wardrobes and contemporary en-suite bathrooms. The master suite offers spectacular dual aspect views overlooking Bowdon Cricket Club and includes a walk-in dressing room and large en-suite with free standing bathtub. The second floor comprises: Two further double guest bedrooms, which are currently used as a home cinema room & gym which includes shower facilities. Externally there is a double garage and perfectly landscaped grounds which are monitored by a comprehensive CCTV and alarm system. Furnishings negotiable. EPC rating - C. Council tax band - H. Flexible Availability.

