Sinclair Hammelton
GUIDE PRICE
£675,000
Rowan Walk
, BR2 8QW

PROPERTY SUMMARY

** GUIDE PRICE £675,000 - £700,000 **

We are delighted to offer to the market for the first time in over 60 years, this well presented and chain free, three bedroom semi-detached house located in ever popular Rowan Walk. \\

Rowan Walk sits close to Beverley Park and local schools including Darrick Wood juniors and seniors, and Ravenswood secondary school. The property is also close to Locksbottom parade, PRU hospital and has easy access to the M25.

The property benefits from an entrance hallway opening to a front reception, dining room with sliding doors to the garden to rear, and modern white kitchen.

To the first floor there are three bedrooms, two of which are doubles plus a single bedroom and contemporary bathroom.

3

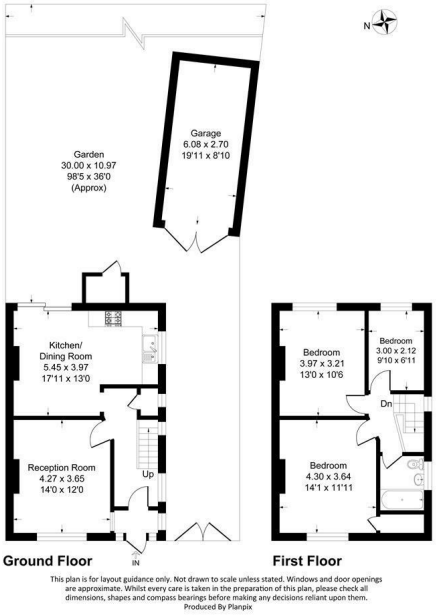
1

2

Hotpoint
BOSCH

Rowan Walk, BR2

Approximate Gross Internal Area = 93.3 sq m / 1005 sq ft
Garage Area = 16.4 sq m / 177 sq ft
Total Area = 109.5 sq m / 1179 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.
Produced By Planpix

3

1

2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

EPC RATING: COUNCIL TAX BAND:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Sinclair Hammelton

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