

DAVIS ESTATES



ROWAN WALK, ARDLEIGH GREEN





Rowan Walk

Ardleigh Green

Superbly located within the Ardleigh Green area of Hornchurch on the edge of Emerson Park and being within walking distance to local schools, shopping facilities and Gidea Park Main Line Station is this stunning four double bedroom detached chalet style family home.



*Comfortable Living*





The property has recently undergone a fabulous programme of extensions modernisations to now provide family accommodation which absolutely must be viewed personally to be fully appreciated.

In brief, the spectacular open plan ground floor accommodation measuring around 46'5" X 28' overall incorporates a lounge area of around 28'3" x 22', dining/sitting area 28' x 12' and a bespoke fitted kitchen/breakfast room 24'9" x 12'7" with integrated appliances. In addition to the ground floor there are two double bedrooms and a luxuriously appointed family bathroom/WC and a very useful utility room/store of 26'6" x 6'.

To the first floor there is a master bedroom 14'1" x 12' with fabulous en suite shower and dressing room 31'6" x 10'4" and bedroom No.2 which measures 15'8" x 12'4" again with en suite bathroom/WC.

The property afford gas fired central heating and double glazed windows throughout.

To the front, the property enjoys a very wide road frontage incorporating feature walling with three electrically operated gates giving access to a block paved driveway for many cars and leading to an attached garage. To the rear, the south facing garden measures around 76' in depth and incorporates a detached brick built annexe/gym/games room 23'7" x 18'10".

We cannot over emphasize the need for a personal inspection to fully appreciate the size and quality of accommodation offered.

Ref No. 5002-20. EPC C.



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Price: £1,100,000

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## Features

### Reception area

Open plan living accommodation 46'5" x 28' overall  
Lounge area 28'3" x 22' with bi-folds to the rear garden  
Dining/sitting room 28' x 12' with bi-folds to the rear garden  
Stunning bespoke fitted kitchen/breakfast room 24'9" x 12'7" with  
integrated appliances  
Utility/store room 26'6" x 6'  
Ground floor bedroom three 13'4" x 12'  
Ground floor bedroom four 16'3" x 7'7"  
Luxuriously appointed ground floor bathroom/WC

First floor master bedroom 14'1" x 12' with luxuriously appointed  
en suite shower & dressing room 31'6" x 10'4"  
First floor bedroom two 15'8" x 12'4" with en suite bathroom/WC

Gas heating via radiators  
Double glazed windows  
Amtico flooring throughout

Secure gated frontage with three electrically operated sliding gates  
Block paved parking for many vehicles  
Attached garage 18'9" x 7'2"  
South facing rear garden around 76' in depth  
Detached brick built annexe/games room 23'7" x 18'10"

**Personal viewing absolutely essential**







## GROUND FLOOR ACCOMMODATION

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### ENTRANCE:

Door with frosted double glazed side lights leading to the reception hall.

### RECEPTION HALL:

Amtico flooring. Downlighters. Open plan to the living accommodation.

This stunning contemporary style interior incorporates a predominately **open plan living area measuring around 46'5" x 28' overall.**

### LOUNGE AREA 28'3" X 22':

Double glazed bi-fold doors leading to the rear garden. Amtico flooring. Double glazed window to the front. Glazed roof lantern. To one side there is a small study area. Open plan to the dining/sitting room.

### DINING/SITTING AREA 28' X 12':

A continuation of the Amtico flooring. Double glazed window to the front. Double glazed bi-fold doors to the rear garden. Open plan to the kitchen.

### KITCHEN 24'9" X 12'7"

A fabulous bespoke fitted kitchen in a range grey high gloss cabinets beneath granite work surfaces with matching eye level cabinets. Downlighters. Roof lantern. Large peninsular breakfast bar. American style fridge freezer. Integrated oven, steam oven and combination microwave. Eight ring induction hob unit beneath an extractor hood. Double glazed windows to the rear. Dishwasher. Wall mounted TV point.

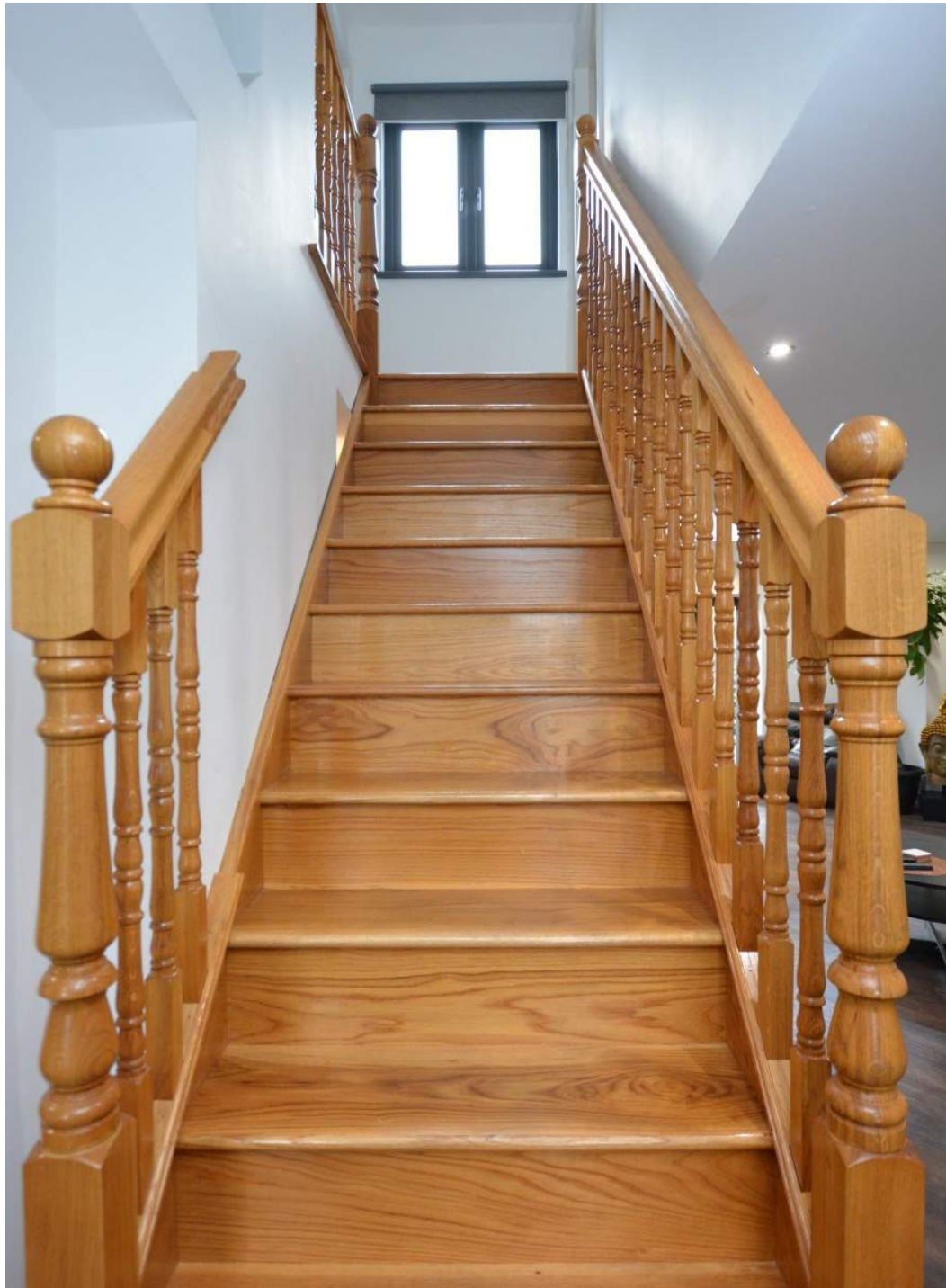
### UTILITY/STORE ROOM 26'6" X 6':

An extremely useful area having double glazed door and side lights to the rear garden. Stainless steel sink unit. Plumbing for washing machine. A range of wall cupboards. Personal door to the garage.

### GROUND FLOOR BATHROOM/WC:

Luxuriously appointed again with Amtico flooring. Suite comprising low level WC, wash hand basin with walnut style drawers beneath, further matching walnut style wall cabinet and shower/bath with screen. Part tiled walls. Heated towel rail. Extractor fan. Large fitted mirror. Down lighters.













GROUND FLOOR BEDROOM THREE  
13'4" X 12':

Amtico flooring. Double glazed bay to the front. Radiator. Stained glass arched window to one side.

GROUND FLOOR BEDROOM FOUR  
16'3" X 7'7":

Amtico flooring. Radiator. A range of wall cupboards. Double glazed window to the front.

## FIRST FLOOR ACCOMMODATION

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FIRST FLOOR LANDING:

Double glazed window to the rear. Amtico flooring. Access to:-

BEDROOM ONE 14'1" X 12':

Amtico flooring. Double glazed windows to the front and rear. Wall mounted TV point.

EN SUITE SHOWER & DRESSING ROOM  
31'6" X 10'4" OVERALL:

Amtico flooring. Heated towel rail. Vanity unit with walnut style drawer beneath shower enclosure with glazed sides and low level WC. Part tiled walls. Double glazed window to the rear. Walk through to the dressing room. Comprehensively fitted with hanging rails and display tops. Down lighters. Fitted mirror.

BEDROOM TWO 15'8" X 12'4":

Double glazed windows to the front and rear. Amtico flooring. Radiator.

EN SUITE BATHROOM/WC:

Low level WC, wash hand basin with cupboard beneath and panelled bath with mixer tap. Double glazed window to one side. Amtico flooring. Part tiled walls. Downlighters.

SEPARATE CLOAKROOM:

Fully tiled walls. Low level WC and wash hand basin with drawer beneath.







## EXTERIOR

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### EXTERNALLY:

As previously mentioned the property is superbly located within the sought after Ardleigh Green area of Hornchurch being on the borders of Emerson Park and within walking distance of local schools, shopping facilities and Gidea Park Main Line Railway Station.

### FRONTAGE:

The contemporary style frontage is retained by feature walling and contemporary style fencing incorporating three contemporary style sliding electrically operated gates which give access to a grey block paved frontage which provides off-road car parking for many vehicles with adjacent shrub beds. To one side there is an attached garage. On the other side of the house there is a fitted covered store.

### ATTACHED GARAGE 18'9" X 7'2":

Electric roller door. Mega flow system. Wall mounted gas fired boiler. Power and light. Personal door to the utility room.

### REAR GARDEN:

The rear garden enjoys a southerly aspect and measures around 76' in depth. Off the back of the house there is a full width grey block paved patio with external power and lighting. The garden is extensively laid to lawns with shrub beds and borders being fully retained by screen fencing. There is a garden shed and detached brick annexe/games/gym.

### DETACHED ANNEXE/GAMES/ GYM 23'7" X 18'10":

Windows and French doors from the garden. Amtico flooring. Air conditioning unit. Wall mounted TV point.

### SHOWER ROOM:

Panelled walls. Double shower enclosure with glazed door. Extractor fan.

### SEPARATE CLOAKROOM:

Fully tiled walls. Low level WC and wash hand basin with drawer beneath.





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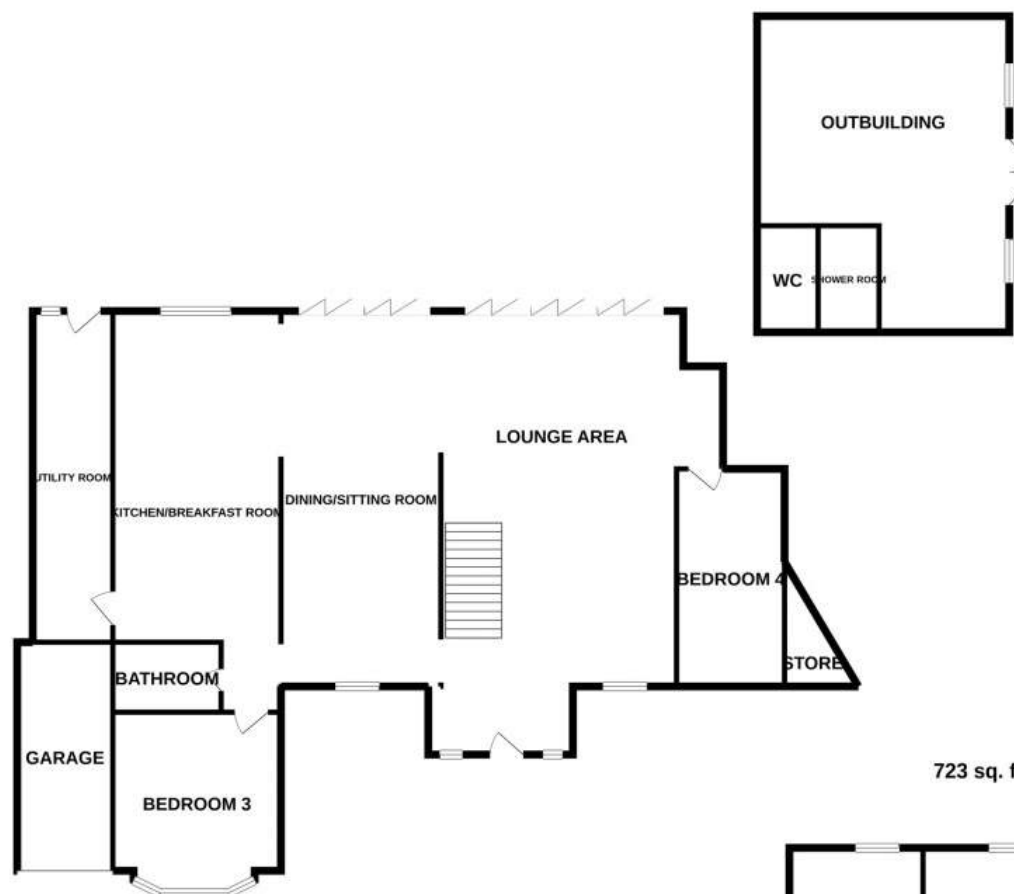
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**GROUND FLOOR**  
2318 sq. ft. (215.3 sq. m.) approx.



These plans have been prepared by Davis Estates and are for guidance purposes only and therefore we cannot guarantee their accuracy.

**1ST FLOOR**  
723 sq. ft. (67.2 sq. m.) approx.

