









An impressive four bedroom semi-detached Dutch bungalow, occupying a superb corner plot within this sought-after area of East Herrington. Internally the immaculate accommodation is laid out over two floors and on the ground floor includes an attractive entrance porch, hall and a delightful lounge with French doors to a decked area. There is a modern kitchen / diner, two bedrooms and a contemporary bathroom/wc. On the first floor there are two further bedrooms, one with an en-suite suite washroom/wc. Externally there are wonderful gardens to the front, side and rear, with a lawn, decked area and established planting, along with a driveway and garage. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend early viewing to appreciate the location, gardens and flexibility of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

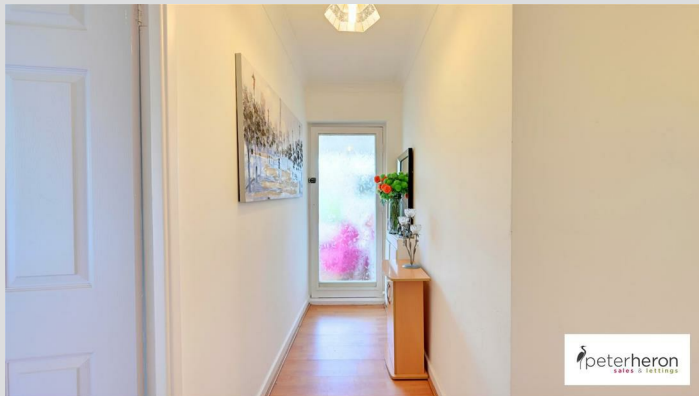
Access via double glazed entrance door.

Entrance Porch



Double glazed windows and door to hall.

Hallway



Radiator.

Lounge 17'0" not inc staircase area x 11'5" into alcove



Double glazed French door to decked area, radiator, feature fireplace and staircase to first floor.

Kitchen/Diner 13'11" x 9'11"



Fitted with an excellent range of contemporary wall and base units with wood work surfaces over incorporating sink and drainer unit, integrated appliances include an oven and hob, space for fridge freezer, dishwasher and washing machine. Double glazed door to garden, double glazed windows to side and rear and radiator. Central heating boiler concealed behind matching kitchen unit.

Bathroom



Low level WC with concealed cistern, washbasin set into

vanity unit and P shaped panel bath with mains shower over, tall radiator and double glazed window.

Bedroom 1 13'3" x 11'4"



Double glazed window to front and radiator.

Bedroom 2 10'2" x 9'1" max including fitted robes



Double glazed window to front, radiator and fitted sliding doors wardrobes.

First Floor Landing

Bedroom 3 10'4" not inc recess x 8'11" not inc robes



Double glazed window to front, radiator and fitted wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 4 7'5" x 8'7" not inc wardrobes



Double glazed window to front, radiator and fitted sliding door wardrobes.

En-suite Washroom/wc

Low level wc & wash basin. Double glazed window.

Outside



The property occupies an attractive corner plot with delightful gardens to the front, side and rear incorporating lawn areas, a superb decked area and established planting. The property features a driveway to the side with a garage.

Council Tax Band

The Council Tax Band is Band C.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:- The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

Opening Times

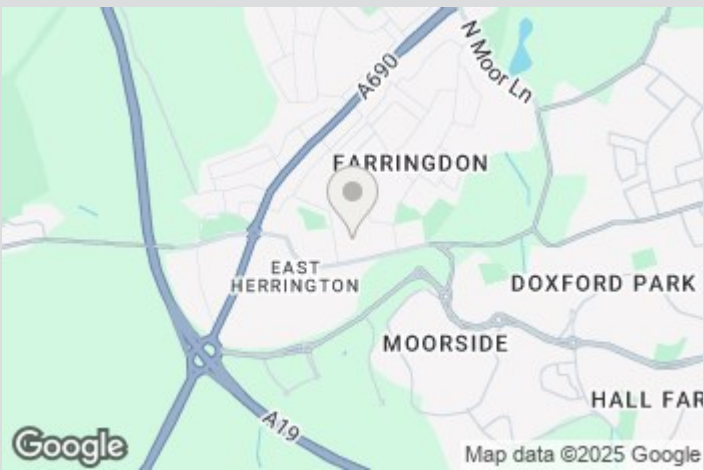
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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