









This attractive semi-detached bungalow occupies an attractive cul-de-sac position within this highly sought after area of East Herrington. Internally the well presented accommodation includes a hall, lounge, modern kitchen, conservatory, two bedrooms and a contemporary shower room/wc. There is a loft access hatch in the hall with a pull down ladder to a boarded out loft space with window and radiator. The property features gas central heating to radiators, double glazing, driveway, garage and gardens to the front and rear. This popular location is close to local amenities and provides excellent links to major road connections. Viewing highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Double glazed entrance door into hall.

## Hall



Radiator and loft access hatch to floored and boarded loft space.

## Loft Space



Features a double glazed window, radiator and built in cupboards.

## Lounge 13'11" x 12'5"



Double glazed bow window to the front, radiator and fitted gas fire.

## Kitchen 9'11" x 7'8"



Fitted with modern wall and base units with work surfaces over incorporating sink and drainer unit. Integrated appliances include an electric oven and hob, fridge and freezer. Space is provided for the inclusion of a washing machine, double glazed window to the side, a radiator and door to the conservatory,

## Conservatory 8'1" x 7'3"



Double glazed door leading out to the rear garden, double glazed windows and a radiator.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'3" x 11'5" (max including fitted wardrobes)



Double glazed window to the rear, radiator and fitted wardrobes.

## Bedroom 2 10'0" x 8'9"



Double glazed window to the front and a radiator.

## Shower Room



Fitted with a contemporary suite comprising low level WC with concealed cistern, wash hand basin set into vanity unit and a step in shower cubicle with electric shower. There's a chrome ladder style radiator and double glazed window.

## Outside



There are attractive gardens to both the front and rear a long driveway providing off street parking and there is also a single garage.

## Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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 particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

## Important Notice Part 2

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

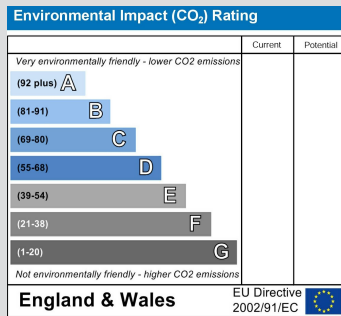
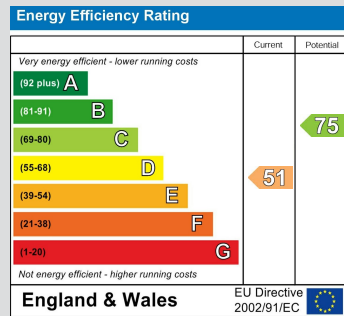
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

## 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.

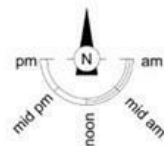


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Approximate Floor Area  
(61.33 sq.m)



10 Arundel Gardens