









This modernised and refurbished four bedroom semi-detached Dutch bungalow, within this sought-after area of East Herrington, provides impressive and deceptively spacious accommodation. Internally the beautifully appointed interior on the ground floor includes an entrance porch, hall and a superb lounge with media wall incorporating an inset contemporary fire. Double doors from the lounge lead through to the dining room with French doors to the rear decked area and the room opens out into a fabulous modern kitchen with feature island unit. The kitchen is open plan with a delightful garden room, providing a pleasant sitting area that overlooks the garden and has a vaulted ceiling with Velux windows. Completing the ground floor is a double bedroom and a bathroom/wc. On the first floor there are three bedrooms, one with a fabulous, luxury en-suite shower room/wc. Externally there is a driveway, garage and generous gardens. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing is highly recommended to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

There are double glazed windows and an inner glazed door which leads through to the hall.

Hall



With a tall feature radiator, part panelled walls, tiled floor and doors leading off to the dining room, bathroom and bedroom 4.

Lounge 16'4" x 11'5"



This superb room has a double glazed bow window to the front, radiator and a meteor wall with inset contemporary fire, double doors lead through into the dining area.

Dining Area 14'6" x 10'9" max narrowing to 7'10"



This spacious room has a double glazed French door leading out to the rear decked area, tall radiator, staircase to the first floor and the room opens through into the kitchen.

Kitchen



An impressive kitchen fitted with an excellent range of contemporary wall and base units with work surfaces over, incorporating a double Belfast style sink unit, there is a feature island unit, double glazed window, integrated appliances include a fridge, a freezer, a washing machine and a tumble dryer, and there is also a range style cooker included in the sale, the room opens through into the garden room.

Garden Room 8'10" x 8'0"



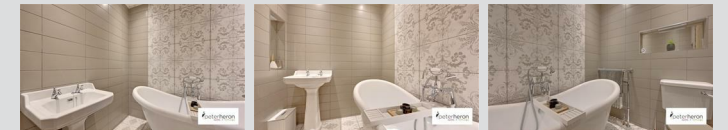
There is a double glazed French door to the garden, double glazed windows and a vaulted ceiling with two Velux windows providing additional natural light, and there is also a radiator.

Bedroom 4 10'0" x 8'1"



With a double glazed bow window to the front and a radiator.

Bathroom



Low level WC, pedestal wash hand basin, free standing roll top bath with shower attachment, there are attractive tiled walls and floor, a period style radiator with heated towel rail.

First Floor Landing

Doors lead off to bedrooms one, two and three.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 15'1" x 9'10" max measure



Double glazed window to the front, radiator and a door to the en suite.

En-Suite



A stunning en suite with contemporary suite comprising of a low level WC with concealed cistern, twin wash hand basins and a walk in shower with mains fed shower, there are attractive tiled walls and floor, under floor heating and a double glazed window.

Bedroom 2 11'1" x 10'2" narrowing to 6'10"



Double glazed window to the front and a radiator.

Bedroom 3 9'5" x 6'7" max



Double glazed window to the rear and a radiator.

Outside



To the front of the property there is a block paved garden area and a driveway providing off street parking, access to the single garage, there is a useful side access into the rear, there is a generous garden with lawned area and decking.

Council Tax Band

The Council Tax Band is Band C

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 4/10/1963 and the Ground Rent is £6.60 per annum.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

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.

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Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to

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MAIN ROOMS AND DIMENSIONS

the correctness of each of them. Independent property size verification is recommended.

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Fawcett Street Viewings

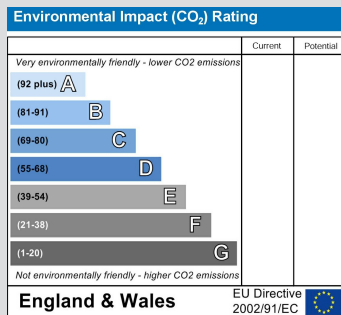
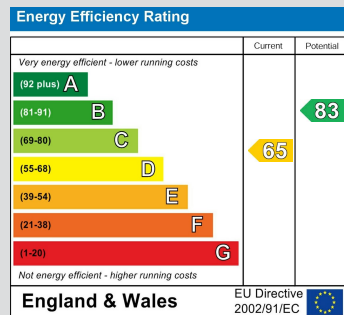
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

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