















An impressive three bedroom semi-detached, occupying an attractive position on Charter Drive within this sought-after area of East Herrington. Internally the well-appointed accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge through to a dining room, conservatory and a spacious kitchen. To the first floor there are three bedrooms and a family bathroom/wc with shower cubicle. From the landing there is a loft access hatch with a pull down ladder to an excellent floored and boarded out loft space with a sky light window. Externally there is a generous block-paved driveway to the front, an attached single garage with remote control access door and a superb garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Viewing highly recommended.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to porch.

## Entrance Porch

Double glazed windows and inner double glazed door to hall.

## Hallway

Staircase to first floor and radiator.

## Lounge 13'5" x 11'10"



Double glazed bay window to front, radiator and the rooms opens through into dining room.

## Dining Room 11'4" x 8'7"



Radiator and double glazed French door to conservatory.

## Conservatory 12'5" x 8'2"



Double glazed windows overlooking the garden and double glazed French door providing access out onto the rear decked area.

## Kitchen 19'1" x 6'2" extending to 10'10"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, space for range style cooker, fridge freezer, washing machine, dishwasher and tumble dryer, double glazed window to rear, radiator and door to rear garden.

## First Floor Landing

Double glazed window to side and loft access hatch with pull down ladder to an excellent floored and boarded loft space which has a skylight window.

## Bedroom 1 14'4" into bay x 9'0" not including robes



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

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## Bedroom 2 10'11" x 10'11" maximum



Double glazed window to rear, radiator.

## Bedroom 3 7'3" x 8'0" narrowing to 6'0"



Double glazed window to front, radiator.

## Bathroom

Low level WC, pedestal washbasin, corner bath and step in shower cubicle with electric shower, ladder style radiator, tiled walls and floor, two double glazed windows.

## Loft Space

## Outside



Generous block paved driveway to the front providing ample off street parking along with access to attached garage with remote control roller shutter door. To the rear there is a delightful garden with lawned area, decking and planted borders.

## 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.

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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 £210.00 by Movewithus Ltd.

## 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

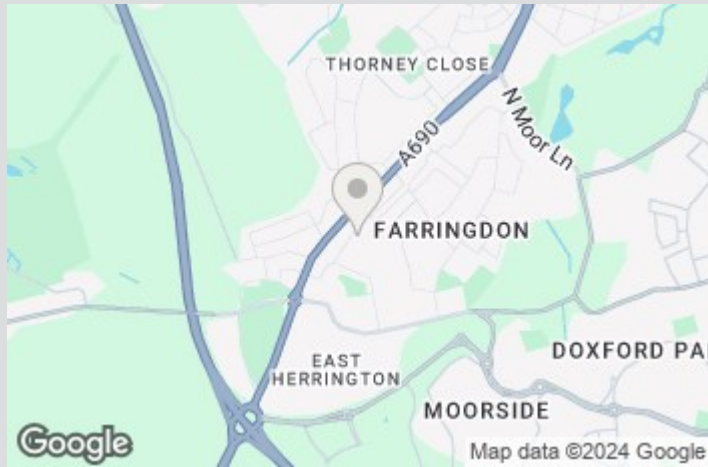
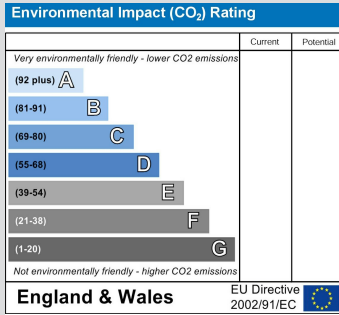
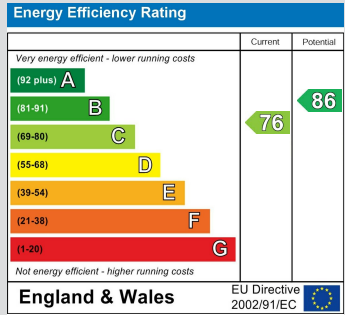
## Ombudsman

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

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# MAIN ROOMS AND DIMENSIONS



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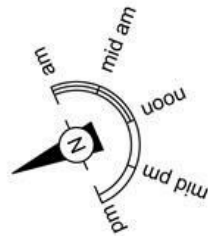
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Ground Floor  
Approximate Floor Area  
(80.30 sq.m)

First Floor  
Approximate Floor Area  
(40.90 sq.m)



17 Charter Drive