









An attractive two bedroom semi-detached house, occupying a delightful position within this ever popular area of East Herrington. Internally the accommodation on the ground floor includes a hall with staircase to the first floor, lounge to the front, a kitchen / diner to the rear and a sun room. To the first floor there are two well-proportioned bedrooms and a bathroom/wc. Externally there is a generous garden to the front with a driveway and a superb garden to the rear, laid mainly to lawn. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, we highly advise early viewing.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via UPVC entrance door.

Entrance Porch

Inner UPVC door to hall.

Hall



Radiator and staircase to first floor with storage under. Doors to lounge and kitchen.

Lounge 11'7" x 11'3"



Double glazed bay window to front, radiator and feature fireplace.

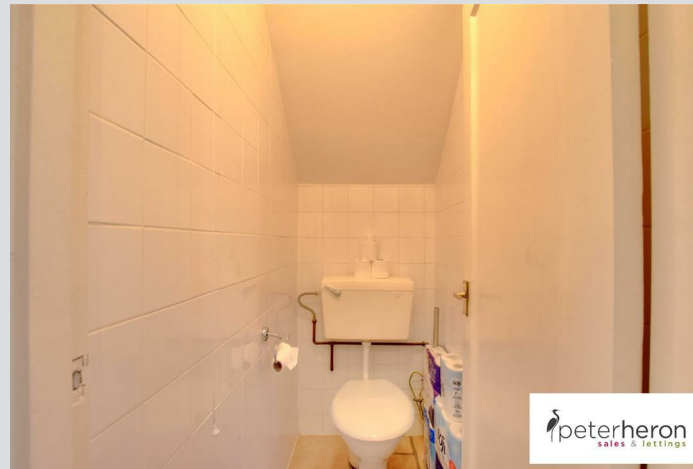
Kitchen/Diner 14'10" x 9'6"



Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space provided for a cooker and fridge freezer. Double glazed window to front, double radiator and pantry cupboard. Door to rear hall.

Rear Lobby

Separate WC



Low level WC.

Sun Room 10'8" x 5'8"



Double glazed windows to rear and side, radiator and UPVC door to garden.

First Floor Landing

Double glazed window and access hatch to loft.

Bedroom 1 16'0" x 11'3"



Two double glazed windows to front, built in wardrobes and drawers, storage cupboard and radiator.

Bedroom 2 11'7" x 10'11"



Double glazed window to rear, built in storage cupboard and radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Low level WC, washbasin and bath with shower attachment, double glazed window and radiator.

Outside



Attractive garden to the front with driveway providing off street parking, whilst to the rear there is a lawned garden with a patio.

Council Tax Band

The Council Tax Band is Band B.

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

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The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer

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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

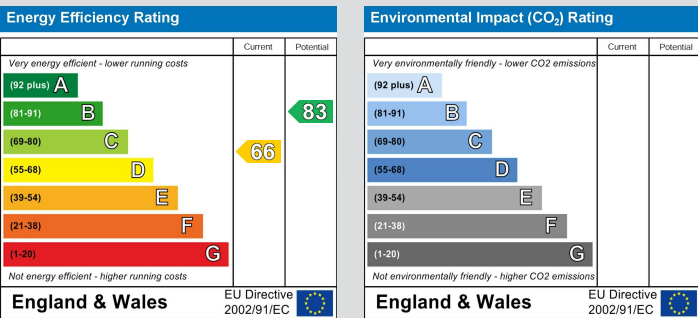
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.

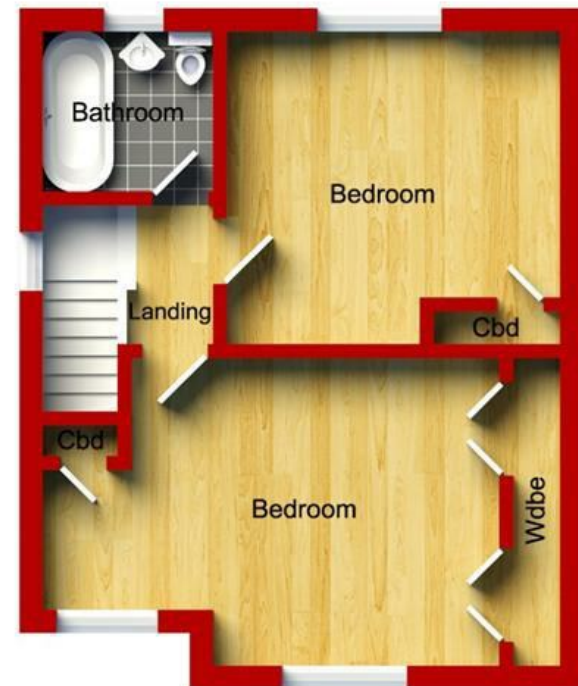


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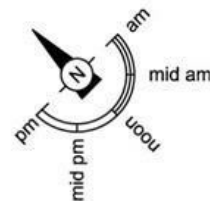
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Ground Floor
Approximate Floor Area
(45.20 sq.m)



First Floor
Approximate Floor Area
(36.40 sq.m)



19 Woodside Grove