









This impressive semi detached bungalow occupies an attractive corner plot on this pleasant cul-de-sac within this highly sought after area of East Herrington. Internally the well presented accommodation includes an entrance hall, spacious lounge/diner, double bedroom, modern kitchen, sun room and wet room. There is a fixed staircase the lounge/diner leading up to a fantastic loft space with skylight windows and radiators boasting a washroom/WC. The property features gas central heating to radiators, double glazing, driveway, garage/worktop/utility and landscaped 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 to hall.

Entrance Hall

Built in cupboard and doors connecting off to lounge/diner and garage.

Lounge/Diner 21'9" into alcoves & inc staircase area x 13'9"



Two double glazed bow windows to front, two radiators, fixed staircase to loft space and door to inner hall.

Inner Hall

Doors to kitchen, bedroom and wet room.

Kitchen 9'10" x 7'10"



Modern wall and base units with working surfaces over incorporating sink and drainer unit, tiled walls, radiators and double glazed window looking to utility. Access to conservatory.

Sun Room 21'3" x 7'10"



Double glazed windows overlooking the garden, double glazed French door leading out into gardens and two radiators.

Bedroom 11'1" x 10'9" not inc wardrobes



Fitted sliding door wardrobes and radiator. Double glazed door into conservatory.

Wet Room



Low level WC with concealed cistern and drawers, vanity washbasin with drawers under, shower area, anti slip flooring, UPVC lined walls, extractor fan, radiator and double glazed window.

Loft Space



An excellent versatile space benefiting from two chrome ladder style radiators, three skylight windows, useful built in storage into eaves. Door to washroom/WC.

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MAIN ROOMS AND DIMENSIONS

Washroom/WC



Low level WC, washbasin with storage cupboard under, radiator, double glazed window and built in cupboard housing the boiler.

Outside



Neatly presented garden to the front with driveway providing off street parking leading to attached garage. Low maintenance landscaped rear gardens.

Garage

Access via roller shutter door. Opens out into utility/store and also an opening into workshop.

Utility/Store



This useful space has fitted units with work surfaces over incorporating sink and drainer unit, space for washing machine, double glazed door to rear garden and double window.

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 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

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Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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Important Notice Part 2

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MAIN ROOMS AND DIMENSIONS

Fawcett Street Viewings

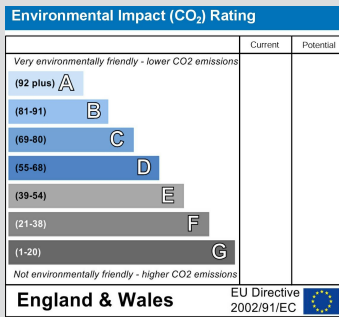
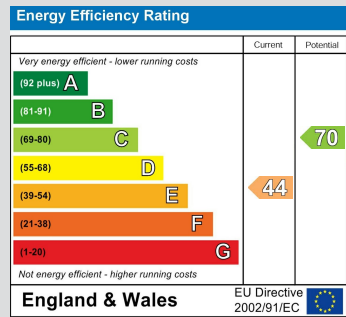
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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.

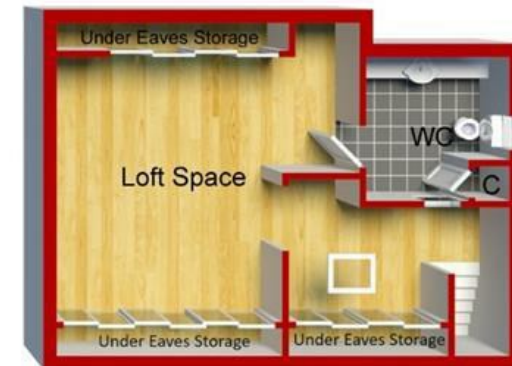
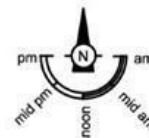


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Ground Floor
Approximate Floor Area
(86.22 sq.m)



Room In Roof
Approximate Floor Area
(24.53 sq.m)

2 Beaumaris Gardens