















An extended three bedroom semi-detached house with a beautiful gardens, occupying a superb cul-de-sac position within this ever popular area of East Herrington. Internally the attractive accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, dining room to the front, a spacious lounge to the rear overlooking the garden, a modern kitchen, a useful utility room and downstairs wc. To the first floor there are three bedrooms and a modern shower room/wc. Externally there is a garden to the front with a driveway and to the rear a wonderful, mature garden with a lawn and established planting. 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, viewing is essential.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door.

## Entrance Porch

Double glazed window and inner door leading through to hall.

## Hallway



Staircase to first floor and radiator.

## Dining Room 12'5" x 11'8" into alcove



Double glazed bow window to front and radiator.

## Lounge 16'7" maximum x 9'5"



Double glazed patio door leading out to rear garden, radiator and fireplace. Door to kitchen.

## Kitchen 10'9" x 8'9" not including recess



Fitted with an excellent range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include Neff electric oven and AEG induction hob, space for fridge and slimline dishwasher, double glazed window to rear, double glazed door to rear garden and radiator. Door to utility.

## Utility 15'3" x 4'1"

Space for washing machine and double glazed window to front. Door to WC.

## Ground Floor WC



Low level WC and mini washbasin.

## First Floor Landing



Double glazed window to side, built in storage cupboard and loft access hatch with pull down ladder.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 11'4" x 7'10" not including robes



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

## Bedroom 2 7'10" x 9'8" not including robes



Double glazed window to rear, radiator and fitted mirror fronted sliding door wardrobes.

## Bedroom 3 9'5" x 7'10" maximum



Double glazed window to front and radiator.

## Shower Room



Modern suite with low level WC, pedestal washbasin and step in shower cubicle with electric shower, ladder style radiator and double glazed window.

## Outside



To the front there is an attractive garden with driveway providing off street, whilst to the rear there is a beautiful mature garden with lawn, patio and established planting.

## 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

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

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Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

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# MAIN ROOMS AND DIMENSIONS

their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

## Fawcett Street Viewings

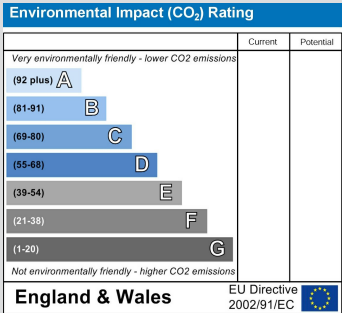
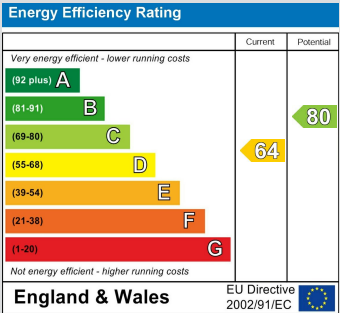
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.

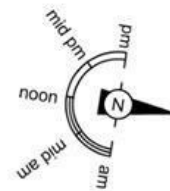


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Ground Floor  
Approximate Floor Area  
(58.10 sq.m)



First Floor  
Approximate Floor Area  
(36.40 sq.m)

23 Clinton Place