









An extended three double bedroom, two bathroom semi-detached house, enjoying a superb position, backing onto woodland within this sought after area of East Herrington. Internally the well appointed accommodation is accessed via an entrance porch, there is a generous lounge that opens through to a dining room, a garden room, fitted kitchen and a useful utility. To the first floor there is a family bathroom/wc and three double bedrooms, one with an en-suite shower room/wc. Externally there is a garden to the front with a driveway providing off street parking and access to the integral garage whilst to the rear is a delightful lawned garden with a patio area. The property is conveniently located for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly recommend early viewing!

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 lounge.

Lounge 11'10" x 16'10" not including staircase area



This spacious room has a double glazed window to front, radiator, feature fireplace with living flame effect gas fire and the rooms opens through into dining room.

Dining Room 9'6" x 8'5"



Double glazed French door leading through to garden room, radiator and door to kitchen.

Garden Room 8'5" x 7'10"



Double glazed windows overlooking the garden, double glazed French door to patio area and radiator.

Kitchen 8'4" x 9'9"



Fitted with a range of modern wall and base units with working surfaces over incorporating sink and drainer unit, integrated appliances include electric oven and electric hob, double glazed window to rear, radiator and door to utility.

Utility 8'7" x 6'10"



Space for fridge freezer, washing machine and tumble dryer. Wall mounted central heating boiler, double glazed window to rear and double glazed door to rear garden. Internal door to garage.

First Floor Landing

Radiator.

Bedroom 1 16'6" x 9'11"



Two double glazed windows to front, two radiators and built in cupboard.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 14'9" x 8'7"



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

En-Suite Shower Room



Low level WC, pedestal washbasin and step in shower cubicle with electric shower, radiator and double glazed window.

Bedroom 3 11'7" x 10'8"



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

Bathroom



Low level WC, pedestal washbasin and panel bath, radiator, part tiled walls and double glazed window.

Outside



To the front of the property there is a lawned garden with block paved driveway providing off street parking and access to integral garage, whilst to the rear there is a delightful garden laid mainly to lawn with patio area.

Garage 13'7" x 8'9"

Up and over access door and internal door to utility.

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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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

Visit www.peterheron.co.uk or call 0191 510 3323

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MAIN ROOMS AND DIMENSIONS

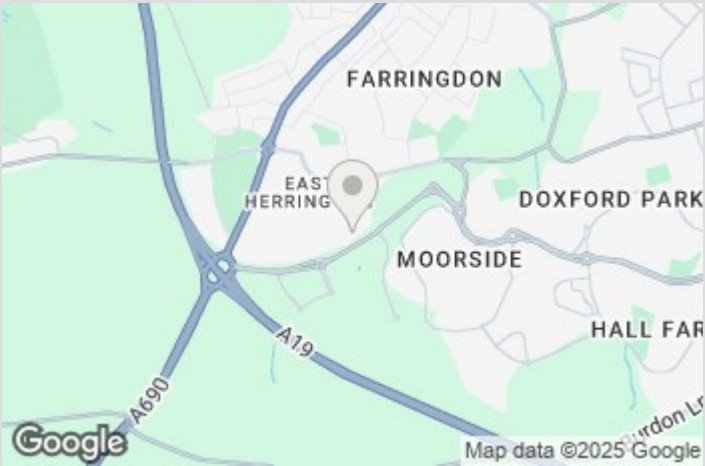
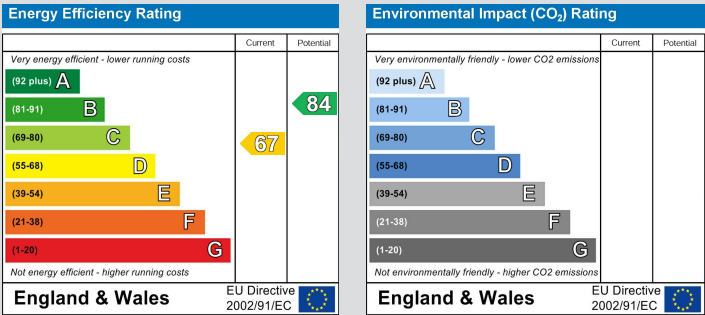
contact our Fawcett Street branch on 0191 510 3323 or
book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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