

An extended two bedroom semi-detached bungalow, providing deceptively spacious accommodation within this sought-after area of East Herrington. Internally the immaculate accommodation is all on one level and includes an entrance lobby, dining hall, lounge with feature fireplace, an impressive, generous kitchen / diner, fitted with an excellent range of modern units, two well-proportioned bedrooms and a wet room/wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and attractive gardens to the front and rear. 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, early viewing is highly recommended to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via a double glazed entrance door to

### Entrance Lobby



There is a radiator, double glazed window and a door to the dining hall.

### Dining Hall 10'5" x 8'3"



This versatile space has a radiator and doors leading off to both the lounge and kitchen diner.

### Lounge 14'9" x 13'9"



With a double glazed window to the front, radiator, feature fireplace with living flame effect gas fire and a door to the inner lobby.

### Kitchen/Diner 10'3" not inc built in cupboards x 9'3" + 14'11" x



The spacious kitchen diner is fitted with a range of wall and base units with work surface over, incorporating a 1 1/2 bowl sink and drainer unit, integrated appliances include an electric double oven and an electric hob, space has been provided for the inclusion of a fridge freezer, the room enjoys a dual aspect with double glazed windows to both the front and rear, there are built in cupboards, a radiator and double glazed door providing access to the side of the property.

### Inner Lobby

With doors to the two bedrooms and wet room.

### Bedroom 1 10'11" x 8'9" not inc robe



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

### Bedroom 2 12'1" x 8'5"



Double glazed window to the rear and a radiator.

### Wet Room



With a low level WC, pedestal wash hand basin and a wet area with mains fed shower, radiator and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is a block paved driveway providing off street parking and access to the garage, as well as an attractive lawned garden with planted borders, there is a useful side access that also provides space for bin storage and to the rear there is a delightful garden with a lawn and block paved patio area.

## Garage 16'8" x 8'5"

An attached garage with an up and over access door, the garage has space provided for the inclusion of a washing machine, there is a wall mounted boiler, double glazed window and a double glazed door to the rear garden.

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

## Council Tax Band

The Council Tax Band is Band C

## 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 the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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

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.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

## Fawcett Street Viewings

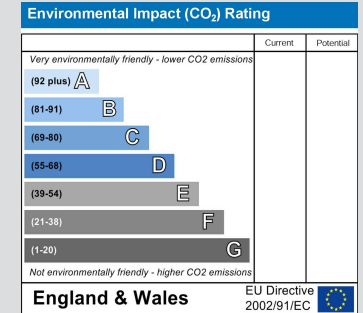
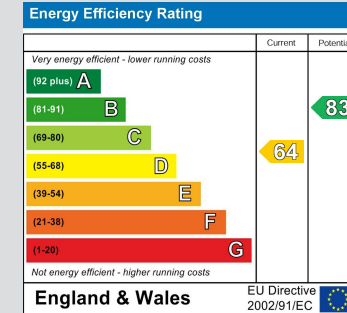
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

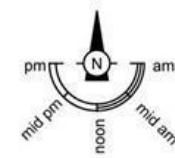


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Approximate Floor Area  
(82.40 sq.m)



32 Launceston Drive