









A stunning four bedroom detached house, extended and remodelled to provide an impressive standard of accommodation, occupying a delightful cul-de-sac position within this highly sought-after area of East Herrington. Internally the stylish interior includes an entrance hall with staircase to the first floor and there is a superb lounge with multi fuel burning stove. There is a stunning open plan 23ft kitchen / dining and family area, featuring a lantern roof and bi-fold doors leading out to the rear garden. The kitchen is fitted with an excellent range of high quality contemporary units, Quartz worksurfaces and an island unit with breakfast bar. Completing the ground floor accommodation is a useful cloakroom/wc. On the first floor there are four bedrooms, one with a modern en-suite shower room and there is a family bathroom/wc. Externally there is a lawned garden to the front with a generous driveway, providing off street parking and access to an integral garage whilst to the rear there is an attractive landscaped garden with lawned area and patio. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. We highly advise arranging a detailed inspection to fully appreciate this fabulous home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via and entrance door to

### Entrance Hall



Radiator, double glazed window, staircase to first floor and door through to

### Lounge 17'1" x 11'8"



This attractive room has a double glazed window to front, radiator, multi fuel burning stove and glazed double doors leading through to

### Open Plan Kitchen/Dining & Family Area 23'6" x 20'5"



Stunning open plan space with the kitchen area being fitted with an excellent range of contemporary wall and base units with Quartz working surfaces over, feature island unit with matching Quartz tops incorporating a breakfast bar and double sink unit and cabinets below. Space has been provided for the inclusion of a range style cooker, American style fridge freezer and a washing machine. Radiator, double glazed window to rear and a double glazed door to the side. Impressive feature of the room is the bi-folding doors to the rear garden and also the lantern roof providing the roof generous amounts of natural light. The rooms also features an integrated Bluetooth speaker unit. The area opens through into

### Lobby Area

Radiator, useful built in storage cupboard, door to garage.

### Cloakroom/WC



Low level WC and mini washbasin with vanity unit, tiled floor, part tiled walls, radiator and double glazed window.

### First Floor Landing



### Bedroom 1 11'11" x 9'8"



Double glazed window to front, radiator and fitted wardrobes.

### Bedroom 2 13'5" x 9'9"



Double glazed window to rear and radiator.

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# MAIN ROOMS AND DIMENSIONS

## En-Suite Shower Room



Contemporary suite with a low level WC, mini washbasin and step in shower cubicle with mains shower, tiled walls and double glazed window.

## Bedroom 3 12'8" x 7'1"



Double glazed window to front and radiator.

## Bedroom 4 8'4" x 7'4"



Double glazed window to front, radiator and fitted wardrobes.

## Bathroom



Superb family suite fitted with a low level WC, washbasin set into vanity unit and bath with shower attachment, built in cupboard, feature radiator, attractive tiled walls and floor and a double glazed window.

## Outside



Long front lawn with a driveway providing generous off street parking and access to integral GARAGE. Whilst to the rear there is a landscaped garden with lawn area and patio.

## Council Tax Band

The Council Tax Band is Band E.

## Tenure Freehold

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

## Important Notice

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

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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 £210.00 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](http://peterheron.co.uk)

## Opening Times

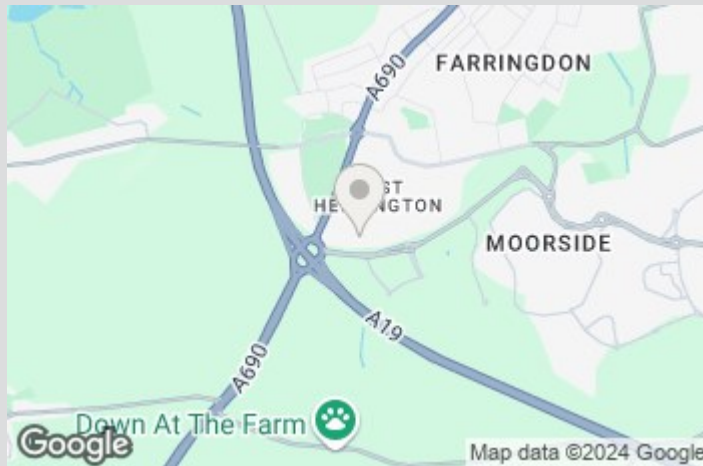
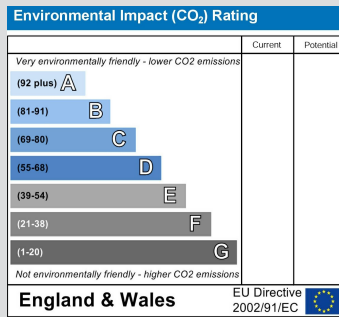
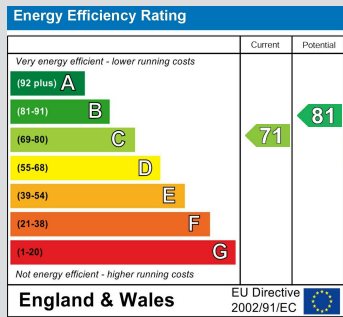
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

# MAIN ROOMS AND DIMENSIONS

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

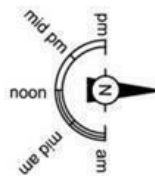


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Ground Floor  
Approximate Floor Area  
(70.79 sq.m)



First Floor  
Approximate Floor Area  
(54.71 sq.m)

# 37 Meadow View