







HOME



A significantly extended five bedroom semi-detached home occupying a generous plot within this sought-after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge and a dining room. There is a stunning contemporary breakfasting kitchen, a spacious conservatory, a useful utility room and a cloakroom/wc. To the first floor there are five bedrooms and a superb family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway providing off street parking, a double garage, space to the side of the house and to the rear a superb lawned garden with a decked area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing is highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

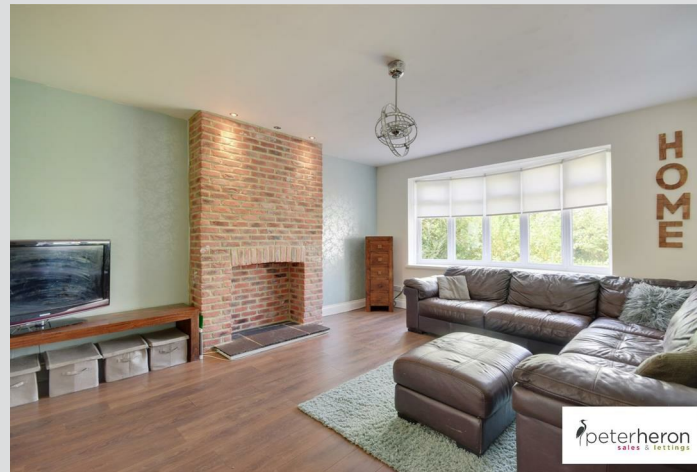
Double glazed windows, tiled floor and inner glazed door to

Hallway



Tiled floor, staircase to first floor and built in cupboard.

Lounge 14'1" x 16'0"



Double glazed bow window to front and radiator.

Dining Room 12'7" x 10'1"



Double glazed French door leading through to conservatory, and radiator.

Breakfasting Kitchen 17'3" x 10'1"



An impressive kitchen fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating inset 1 1/2 bowl sink unit, integrated appliances include double electric oven and electric hob, fridge freezer and dishwasher. Tall feature radiator and double glazed window to rear. Double glazed door to conservatory and access to lobby.

Conservatory 20'2" x 9'2"



Double glazed French door to garden, double glazed windows and radiator.

Lobby

Tiled floor.

Cloakroom/WC

Low level WC and washbasin, tiled floor.

Utility 13'7" x 8'5"

Double glazed door to rear garden, double glazed window to rear, fitted wall and base units with work surfaces over, space for washing machine and tumble dryer. Wall mounted boiler. Internal door to garage.

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MAIN ROOMS AND DIMENSIONS

First Floor Landing

Built in cupboard.

Bedroom 1 13'6" x 12'9"



Double glazed window to rear and radiator.

Bedroom 2 12'9" x 11'5"



Double glazed window to front and radiator.

Bedroom 3 10'7" x 8'10" maximum



Double glazed window to front and radiator.

Bedroom 4 8'4" x 12'0" not including fitted robe



Double glazed window to front, radiator and built in wardrobe.

Bedroom 5 7'9" x 9'10" not including wardrobes

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

Family Bathroom



Low level WC, washbasin, panel and step in shower cubicle with mains shower, tiled floor, part tiled walls, chrome ladder style radiator and double glazed window.

Outside



The property occupies a generous plot with a garden to the front, driveway providing off street parking and access to GARAGE. There is an area to the side of the property and to the rear a superb garden laid mainly to lawn with a decked area.

Garage 17'11" x 17'2"

Integral double garage with a roller shutter access door, double glazed window and internal door leads to utility.

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.

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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.

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Fawcett Street Viewings

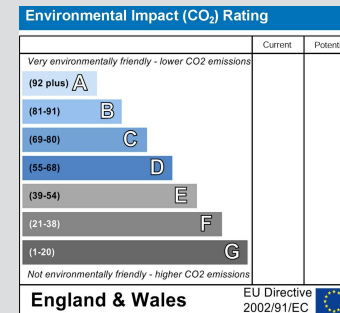
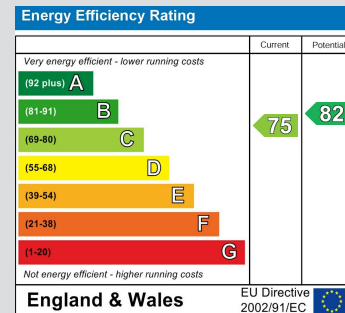
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

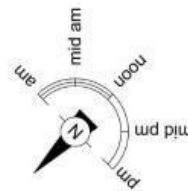
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Ground Floor
Approximate Floor Area
(95.46 sq.m)



First Floor
Approximate Floor Area
(78.23 sq.m)

45 Charter Drive