









This stunning three bedroom semi-detached house features a fabulous garden room with a roof lantern and bi-folding doors, situated within this highly sought area of East Herrington, facing onto woods at the front. Internally the immaculate and much improved accommodation is accessed via an entrance porch that connects through to a hall with staircase to the first floor. There is an attractive lounge to the front with a bay window and to the rear a superb, modern kitchen / diner with doors leading through to the beautiful garden room. To the first floor there are three bedrooms and a contemporary family bathroom/wc. To the front of the house there is a low maintenance garden with a generous driveway, an attached larger style garage and to the rear to the rear a wonderful garden with a lawn and established planting. This ever popular location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With immediate vacant possession and no upper chain involved, we highly recommend arranging a viewing to appreciate the location, spacious rooms and quality of accommodation this exceptional home has to offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to porch.

## Entrance Porch

Double glazed windows and a door leading through to hallway.

## Hallway



Radiator, staircase to first floor with understairs storage cupboard and doors lead off to lounge and kitchen/diner.

## Lounge 14'4" into bay x 12'9" into alcove



Double glazed bay window to front, radiator and feature fireplace.

## Kitchen/Diner 20'0" x 11'1"



Fitted with a range of modern wall units with wood working surfaces over incorporating an inset Belfast style sink, integrated appliances include an electric oven, electric hob with extractor chimney over, dishwasher, fridge and freezer, space for washing machine, radiator, double glazed French doors leading through to garden room and a door to the garage.

## Garden Room 16'2" x 9'7"



This stunning room has bi-folding doors leading out to the rear garden, roof lantern and a double glazed window.

## First Floor Landing



Doors leading off to the three bedrooms and a bathroom.

## Bedroom 1 14'2" x 10'11" into alcove



Double glazed window to front, radiator and part panelled feature wall.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 12'5" x 9'7"



Double glazed window to rear and radiator.

## Bedroom 3 9'2" x 5'2" extending to 7'1"



Double glazed window to front, radiator and built in cupboard housing the central heating boiler.

## Bathroom



Fitted with a contemporary suite comprising of a low level WC, pedestal washbasin and Spa style bath with shower attachment, chrome ladder style radiator, tiled floor, part tiled walls and double glazed window.

## Outside



There is a generous driveway to the front with a low maintenance garden whilst to the rear there is a delightful garden laid mainly to lawn with mature borders.

## Garage 19'0" x 12'11"

Attached garage with up and over access door, single glazed window to rear, door leading out to rear garden and internal door to kitchen.

## Council Tax Band

The Council Tax Band is Band C.

## Tenure Freehold

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

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# MAIN ROOMS AND DIMENSIONS

## Fawcett Street Viewings

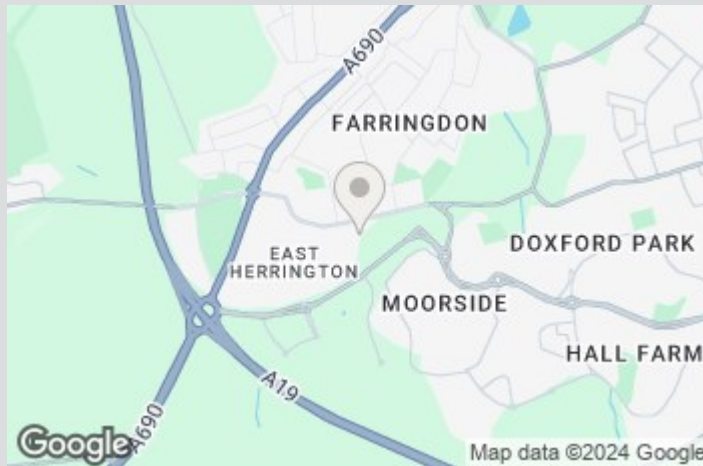
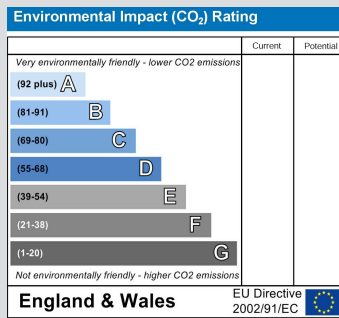
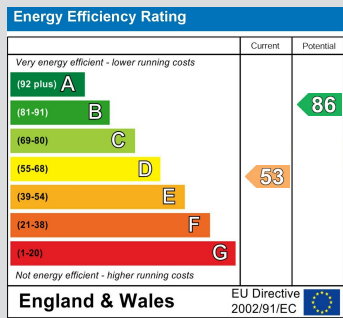
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## Opening Times

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

## Ombudsman

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