









An impressive two bedroom semi-detached bungalow, occupying a generous plot on this pleasant cul-de-sac within this sought-after area of East Herrington. Internally the immaculate accommodation is all on one level and includes an entrance porch, hall, lounge and a modern kitchen that opens through to a delightful garden room, providing an excellent, versatile space. There are two well-proportioned bedrooms and a bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing, a spacious 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. We highly recommend early viewing, to appreciate the accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via an entrance door to

Entrance Porch

There are double glazed windows and an inner door leading through to the hall.

Hallway



With a radiator and a loft access hatch to a floored out loft space with sky light window.

Lounge 13'11" x 11'4" into alcove



This attractive room has a double glazed bow window to the front with fitted shutters and there is a radiator.

Kitchen 10'0" x 7'10"



Fitted with a range of contemporary wall and base units with work surface over incorporating a sink and drainer unit, integrated appliances include a Bosch oven and a Bosch induction hob, space has been provided for the inclusion of a fridge freezer and a washing machine, there is a double glazed window to the side, a radiator and the room opens through into the garden room.

Garden Room 10'2" x 8'3"



This versatile space has double glazed window providing a pleasant aspect over the garden, there is a double glazed door leading out onto the decked area and there is a radiator.

Bedroom 1 11'5" x 11'4" not inc robes



Double glazed window to the rear, radiator and fitted sliding door wardrobes.

Bedroom 2 10'0" x 12'4"



Double glazed bow window to the front with fitted shutters and a radiator.

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MAIN ROOMS AND DIMENSIONS

Bathroom



Three piece suite with a low level WC, wash hand basin set into vanity unit and a panel bath with mains fed shower over, there is a tall radiator and a double glazed window.

Outside



The property occupies a generous plot with a garden to the front and a spacious driveway providing excellent off street parking facilities as well as access to the single garage, at the rear there is a delightful garden laid mainly to lawn with a decked area.

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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Fawcett Street Viewings

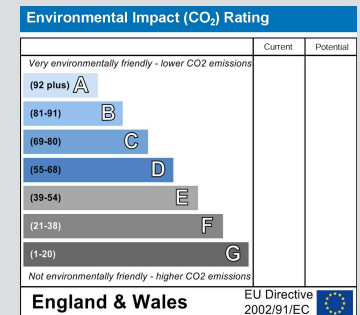
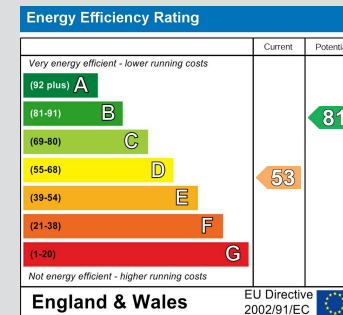
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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



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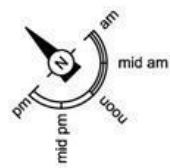
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MAIN ROOMS AND DIMENSIONS



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Approximate Floor Area
(66.33 sq.m)

5 Conway Gardens