









Occupying an imposing head of cul-de-sac position on a corner plot and with gardens to the rear enjoying a westerly aspect, this popular style two bedroom and three reception room semi detached bungalow offers a rare opportunity to those looking to downsize into this highly sought after residential street set in the heart of Barnes.

Internal accommodation includes reception hall, lounge, dining room, conservatory, kitchen, two bedrooms and a bathroom, whilst the property benefits from gas central heating, UPVC double glazing and gardens to the front, side and rear. A double drive to the front is accompanied by a garage and the property boasts an extremely discreet position and is perfect for those searching for a quiet locality.

Available with no upward chain, the property is within easy reach of the City Centre and close to a good selection of local amenities including parks and shopping facilities. Viewing highly recommended to avoid disappointment.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

UPVC double glazed feature door to lobby.

## Entrance Lobby

Georgian design bevelled edge glass door to hallway.

## Reception Hall

Single radiator, coved cornice to the ceiling, built in airing cupboard and cloaks cupboard.

## Lounge (front) 11'10" x 17'0"



UPVC double glazed oriel bay window overlooking front gardens and taking in distant views of Tunstall Hill, living flame gas fire, coved cornice to ceiling and two single radiators.

## Bedroom 1 (rear) 11'9" x 12'3"



Into fitted wardrobes with overhead cupboards, UPVC double glazed window to the rear elevation, single radiator and coved cornice to the ceiling.

## Dining Room 9'2" x 11'2"



Single radiator and UPVC double glazed windows. Door leading out into the conservatory.

## Conservatory 11'1" x 9'1"



UPVC double glazed French doors leading out into west facing rear gardens.

## Kitchen 18'8" x 9'4"



Which shares an open plan arrangement with the dining room. Good selection of base and eye level units with marble effect working surfaces and upstands, tiled splashback, single drainer 1 1/2 bowl sink unit plus pedestal mixer tap, electric hob with overhead extractor hood, split level electric oven and grill, space and plumbing provided for automatic washing machine and dishwasher. UPVC double glazed windows to rear elevation and UPVC double glazed door providing access out into the rear gardens.

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

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 (front) 9'10" x 11'2"



Maximum dimension into fitted wardrobes and drawers, UPVC double glazed oriel bay window to the front elevation, single radiator and coved cornice to the ceiling.

## Bathroom



Low level WC, pedestal washbasin and large corner shower cubicle - white suite with part tiled walls, tiled floor, heated towel rail and UPVC double glazed window to side elevation.

## Outside



Laid to lawn gardens to the front with established borders, block paved drive leading to attached brick garage with a remote control electric roller shutter door. To the rear, the property sits within a lovely west facing plot with attractive lawns and established borders together with various patios seating areas perfect for Alfresco dining. Brick store perfect for tool storage.

## Garage 8'7" x 25'5"

Lights and sockets, a single door providing access to the rear gardens.

## Council Tax Band

The Council Tax Band is Band D.

## Tenure Freehold

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

## Important Notice

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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

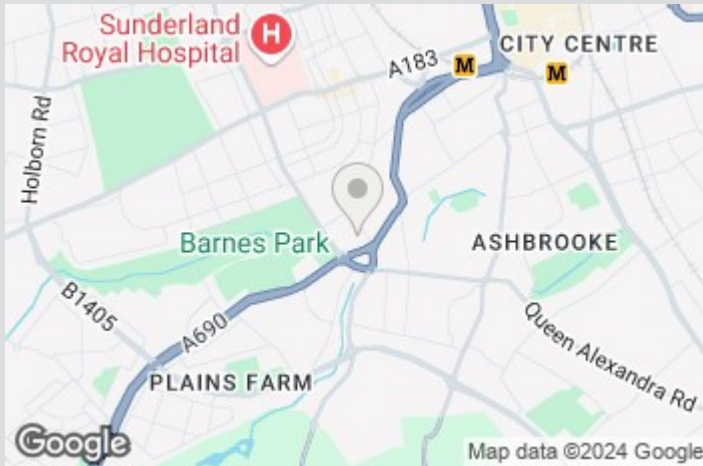
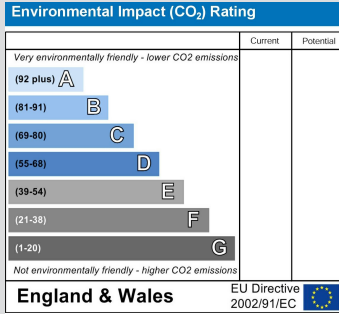
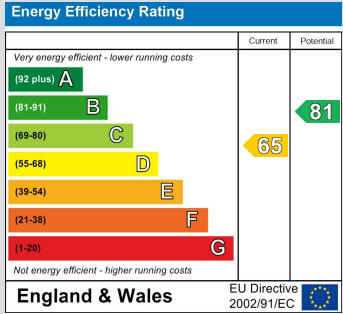
## Ombudsman

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  
(103.60 sq.m)



5 Georgian Court