

A much improved and beautifully presented three bedroom semi-detached home within this highly sought-after area of East Herrington. Internally the immaculate accommodation on the ground floor is accessed via an entrance porch leading through to a hall with staircase to the first floor. There is an attractive lounge opening through to a dining room with bi-fold doors to rear and a stylish kitchen, fitted with an excellent range of units and bi-fold doors to the rear garden. To the first floor there are three bedrooms and a stunning, contemporary shower room/wc. Externally there is a garden to the front with a driveway, an attached single garage and a generous lawned garden to the 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 advise early viewing to appreciate this superb home. \*Please note that the vendor has informed us that they are currently in the process of buying the Freehold\*

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance doors

## Entrance Porch

There is a double glazed window and an inner door leading through to the hall.

## Hall



An impressive hall with staircase to the first floor, radiator and built in cloaks cupboard, doors leading off to the lounge and kitchen.

## Lounge 13'10" x 11'5" into alcove



this attractive lounge has a double glazed window to the front, radiator, feature fireplace and the room opens through into the dining room.

## Dining Room 10'6" x 8'8"



Double glazed bi-folding door to the rear garden.

## Kitchen 10'7" x 8'10" + 7'9" x 6'7"



The most impressive kitchen fitted with an excellent range of stylish wall and base units, with work surfaces over incorporating a sink unit, integrated appliances include a fridge and a washing machine, spaces have been provided for the inclusion of a range style cooker, there is a double glazed window to the rear, double glazed bi-folding doors to the rear garden, there is a radiator, boiler is concealed behind the matching fronted kitchen unit and there is a door to the garage.

## First Floor Landing

Double glazed window to the side and doors to the three bedrooms and shower room.

## Bedroom 1 11'10" x 9'10"



Double glazed window to the front and a radiator.

## Bedroom 2 10'8" x 12'2" + entrance recess



Double glazed window to the rear, radiator and built in cupboard.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 8'5" x 7'9"



Double glazed window to the front and a radiator.

## Shower Room



Contemporary suite with a low level WC, wash hand basin set into vanity unit, and a walk in shower with mains fed shower, there is a chrome ladder style radiator, attractive tile walls and floor and two double glazed windows.

## Outside



There is a garden to the front with a driveway with gated

access, whilst to the rear there is a generous garden laid mainly to lawn.

## Garage 18'0" x 8'5"

An attached garage with a up and over access door, there is a double glazed window and an internal door to the kitchen.

## Council Tax Band

The Council Tax Band is Band C

## Tenure Freehold

\*\*\*PLEASE NOTE: the vendor has informed us that they are currently in the process of buying the Freehold\*\*\*

Any prospective purchaser should clarify this with their Solicitor.

## 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.

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## Important Notice Part 2

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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

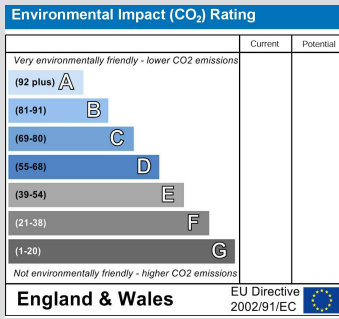
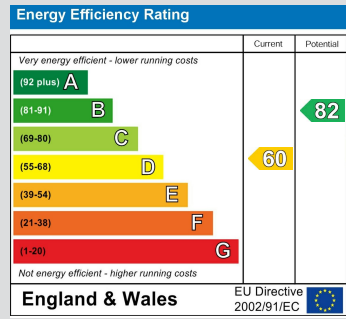
## Ombudsman

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# MAIN ROOMS AND DIMENSIONS

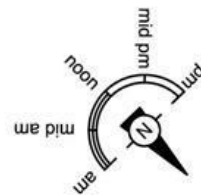


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Ground Floor  
Approximate Floor Area  
(45.21 sq.m)



First Floor  
Approximate Floor Area  
(38.33 sq.m)