









This stunning three double bedroom semi-detached house, features a stunning, spacious interior, situated within this ever popular after area of East Herrington. Internally the beautifully presented accommodation is accessed via a hall with a cloakroom/wc and staircase to the first floor. There is a generous lounge that opens through to a fabulous 23ft kitchen / diner, fitted with an excellent range of contemporary units, a selection of integrated appliances and French doors to the rear garden. To the first floor there are two double bedrooms and an impressive shower room/wc, along with access to the third bedroom, located on the top floor. Externally there are attractive gardens to the front and rear, along with a garage, providing an storage space. The property is ideally located for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. We highly advise viewing, to appreciate the exceptional standard of accommodation on offer!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via Composite entrance door to hall.

Entrance Hall



Radiator, double glazed window and staircase to first floor.

Cloakroom/WC



Low level WC with concealed cistern and mini washbasin set into vanity unit, radiator and double glazed window.

Lounge 13'6" x 12'3"



This spacious room has a double glazed window to front, radiator and opens through into kitchen/diner.

Kitchen/Diner 23'2" x 8'9"



This fabulous kitchen is fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven, microwave, hob, dishwasher and fridge. Two radiators, double glazed window to rear, double glazed French door leading out to patio area and a further double glazed door to the rear. The central heating boiler is concealed behind matching kitchen unit. Door to garage.

First Floor Landing



Bedroom 1 11'4" x 11'10" maximum including fitted robes



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

Bedroom 2 10'9" x 9'11"



Double glazed window to rear and radiator.

Shower Room



Modern suite comprising of low level WC with concealed cistern, washbasin set into vanity unit and step in shower, tiled walls and floor, double glazed window and ladder style radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3



Double glazed window to front, radiator and staircase leading up to bedroom area.

Bedroom Area 13'3" not inc staircase area x 8'2"



Approximate measurements as sloping ceiling. The bedroom area is located on the top floor and has two Velux windows, radiator and cupboard built into the eaves.

Outside



Attractive gardens to the front and rear.

Garage 16'9" x 10'10"

Remote control roller shutter access door providing ideal storage space and an internal door to the kitchen/diner.

Council Tax Band

The Council Tax Band is Band A.

Tenure Freehold

We are advised by the Vendors that the property is

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Important Notice - Particulars

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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 £300.00 by Movewithus Ltd.

Fawcett Street Viewings

To arrange an appointment to view this property please

contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

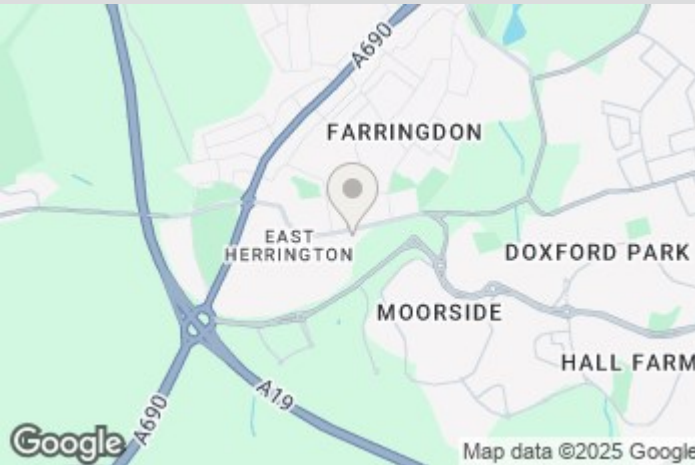
Opening Times

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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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