









An extended three double bedroom (formerly four bedroom) semi-detached home, providing spacious and versatile accommodation within this sought-after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, attractive lounge, opening through to a dining room and a spacious fitted kitchen. To the first floor there are three generous bedrooms and a modern shower room/wc. Features of the property include solar panels complete with battery storage (owned by the property, not subject to a lease), smart lighting, smart gas central heating system, double glazing, driveway, an integral garage with remote control roller shutter access door and a superb, low maintenance landscaped 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. The property offers great scope and potential to reconfigure the layout, to a new buyers requirements (subject any necessary permissions). With no upper chain involved, viewing is essential.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via entrance door to entrance porch.

Entrance Porch

Door leading through to hall.

Hallway



Staircase to first floor.

Lounge 13'2" x 11'5" into alcoves



Double glazed window to front, radiator, multi fuel burning stove and the rooms opens through into dining room.

Dining Room 10'7" x 8'8"



Double glazed patio doors to rear and radiator. Door to kitchen.

Kitchen 18'4" x 10'8" narrowing to 8'9"



Fitted with an excellent range of wall and base units with work surfaces over incorporating a sink and drainer unit, integrated dishwasher, space for range style cooker, space a fridge freezer and washing machine. Two double glazed windows to rear and double glazed door to rear garden.

First Floor Landing

Bedroom 1 14'7" extending 18'0" into recess x 11'9"



This room was formerly two rooms and has been opened up to create one large bedroom with two double glazed windows to front and radiator.

Bedroom 2 22'10" x 8'6"



This room was formerly two rooms and has been opened up to create one large bedroom, the room enjoys a dual aspect with double glazed windows to the front and rear, and two radiators.

Bedroom 3 10'6" x 8'11"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Shower Room



Low level WC, pedestal washbasin and walk in shower, chrome ladder style radiator, tiled floor, part tiled walls, and double glazed window.

Outside



There is a generous driveway to the front providing off street parking with EV charger and access to the integral garage with remote control roller shutter access door. Attractive garden to the rear with a paved patio area, artificial grass and planted borders.

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 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

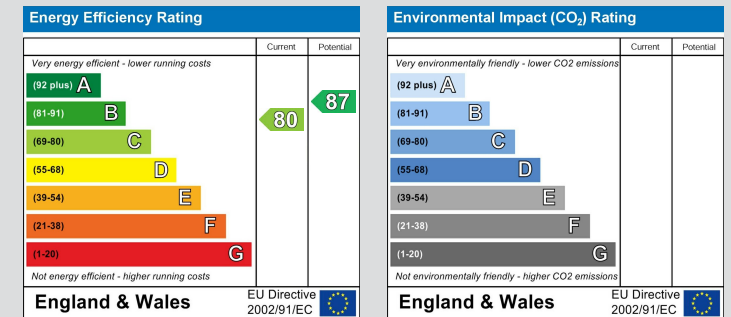
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

Ombudsman

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