









An outstanding four bedroom detached house, extended and significantly upgraded to a most impressive standard, providing a fabulous standard of accommodation, within this highly sought-after area of East Herrington. Internally the stylish interior includes an entrance porch, hall with superb bespoke staircase to the first floor and a cloakroom/wc. There is an attractive 24ft lounge / diner that enjoys a dual aspect with doors out to the rear garden and there is a stunning, open plan kitchen / diner and family area, featuring a range of units, luxury worksurfaces, breakfast bar and a selection of integrated appliances. Completing the ground floor is a useful utility and a store with roller shutter access door. On the first floor there are four double bedrooms, one with a contemporary en-suite shower room/wc and there is a sensational family bathroom with a free standing bath and walk in shower. Externally there is a generous driveway to the front, providing off street parking whilst to the rear there is a landscaped garden with lawned area, patios and established planting. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. A detailed inspection is essential, to fully appreciate this exceptional home.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via entrance door to

## Entrance Porch

Double glazed window and inner door leading through to

## Hallway



An attractive hallway with impressive Bespoke staircase leading to the first floor and radiator.

## Cloakroom/WC



Low level WC and mini washbasin set into vanity unit, tiled floor, part tiled walls, double glazed window and chrome ladder style radiator.

## Lounge/Diner 24'11" x 11'8"



This spacious room enjoys a dual aspect with double glazed window to front and double glazed French doors to the rear, two radiators and a feature fireplace.

## Open Plan Kitchen/Diner & Family Area 16'5" x 9'10" plus 10'2" x 9'5"



The kitchen is fitted with an excellent range of contemporary wall and base units with luxury work surfaces over incorporating an inset sink unit, integrated appliances include a Bosch oven, hob, fridge, freezer and dishwasher, radiator, breakfast bar, double glazed windows, double glazed French door leading out onto the patio area.

## Family Area



## Utility 8'0" x 5'0"



Fitted work surface with space provided for the inclusion of a washing machine and tumble dryer, door to store.

## First Floor Landing



Access to partially boarded out loft space via a loft access hatch.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 13'1" max including fitted robes x 9'11"



Double glazed window to rear, radiator, fitted sliding door wardrobes and door to en-suite.

## En-Suite



Stunning contemporary en-suite with low level WC with concealed cistern, washbasin set into vanity unit and a walk in shower with mains shower, ladder style radiator and double glazed window.

## Bedroom 2 13'4" x 8'6"



Maximum measurements including fitted sliding door wardrobes, double glazed window to rear and radiator.

## Bedroom 3 9'7" not including robes x 8'4"



Double glazed window to front, radiator, fitted wardrobes and built in cupboard.

## Bedroom 4 11'10" x 9'4" not including robes



Double glazed window to front, radiator and fitted wardrobes.

## Bathroom



A fabulous contemporary bathroom suite comprising of a low level WC with concealed cistern, washbasin set into vanity unit, free standing bath and walk in shower with mains shower, tiled floor, ladder style radiator and double glazed window.

## Outside



Generous driveway to the front of the property providing ample off street parking, whilst to the rear there is a delightful landscaped garden laid mainly to lawn with a patio area and planted borders.

## Store 10'11" long x 8'2" wide

This area was formally the garage but was divided to provide the store area and utility, there is access via a main roller shutter access door and provides an excellent storage space and also has a door connecting through to the utility.

## Council Tax Band

The Council Tax Band is Band E.

## 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

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# MAIN ROOMS AND DIMENSIONS

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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## 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

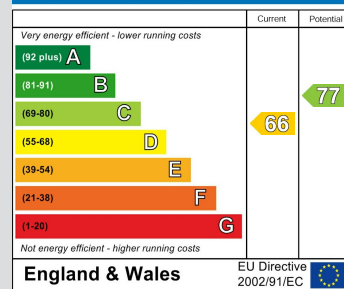
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

## Ombudsman

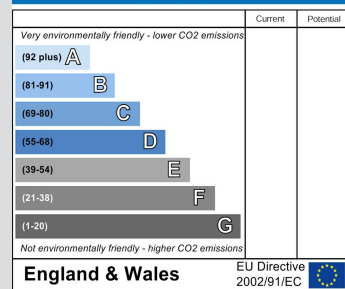
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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Ground Floor  
Approximate Floor Area  
(65.68 sq.m)



First Floor  
Approximate Floor Area  
(60.88 sq.m)

## 84 Longmeadows