









An extended four bedroom semi-detached house, upgraded and remodelled by our client to provide a most impressive standard of accommodation within this sought-after area of East Herrington. Internally the immaculate interior on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge with a bay window to the front and to the rear, a fabulous open plan living, dining and kitchen area, spanning the width of the property. The kitchen is fitted with an excellent range of stylish units, an island and a selection of integrated appliances. Completing the ground floor accommodation is a cloakroom/wc. To the first floor there are four bedrooms and a modern shower room/wc. Externally there is a garden to the front with a generous driveway, an integral single garage and a delightful 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 the location and quality of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via UPVC entrance door.

## Entrance Porch

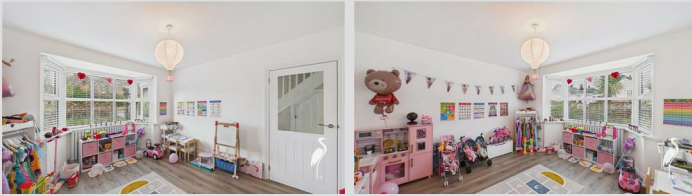
Inner door to hallway.

## Reception Hall



Stairs to first floor with storage under and radiator.

## Lounge 13'10" x 11'10"



Double glazed bay window to front and radiator.

## Open Plan Living/Dining & Kitchen Area 11'0" x 28'8"



## Living Area



Radiator.

## Dining Area



2x double glazed windows and UPVC French patio doors to rear.

## Kitchen Area



Range of modern wall and base units with wood effect countertops over incorporating 1 1/2 bowl sink and drainer with stainless steel mixer tap. Integrated oven, 5 ring electric induction hob, microwave, fridge freezer, tumble dryer and dishwasher. Feature island with integrated bin, wine fridge and washing machine. Double glazed window to rear elevation, radiator and open into rear hall.

## Rear Hall

Doors to garage and cloakroom/WC.

## Cloakroom/WC



Low level WC and washbasin set into vanity unit, radiator and double glazed window.

## First Floor Landing



Access point to loft.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 1 23'2" x 9'1"



2x double glazed windows to front and rear, and 2x radiators.

## Bedroom 2 14'5" x 10'11"



Double glazed bay window to front and radiator.

## Bedroom 3 10'10" x 10'10"



Double glazed window to rear and double radiator.

## Bedroom 4 10'6" x 7'4"



Double glazed bay window to front and double radiator.

## Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit, walk in waterfall shower, chrome heated towel rail, storage cupboard and double glazed window.

## Outside



Garden to the front with driveway providing off street parking leading to integral garage, whilst to the rear mature gardens mainly laid to lawn.

## Council Tax Band

The Council Tax Band is Band C.

## 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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# MAIN ROOMS AND DIMENSIONS

property whose agents they are, give notice that:-  
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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

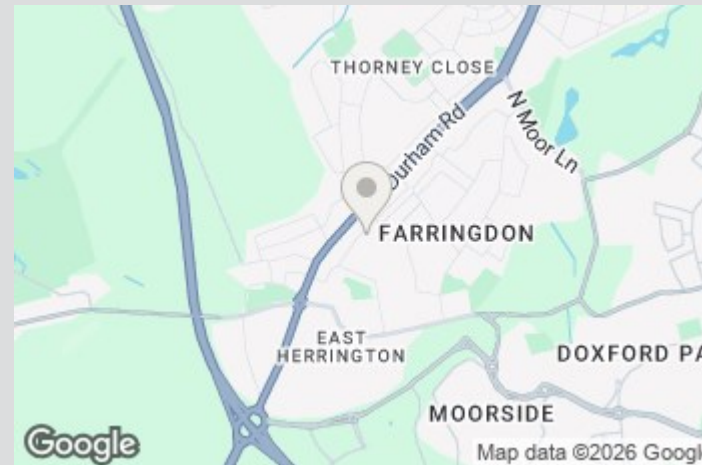
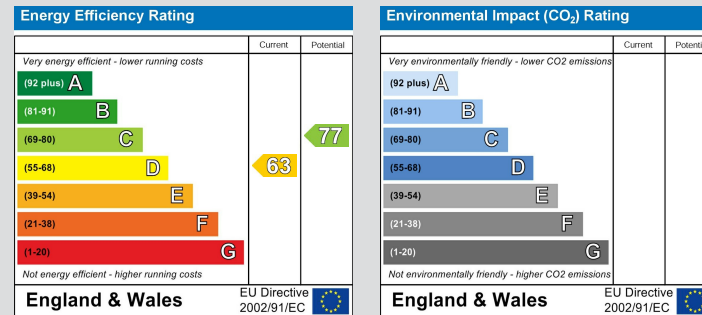
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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Approximate total area<sup>(1)</sup>

130.4 m<sup>2</sup>

1402 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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