









This stunning three bedroom, three storey semi-detached house, features a stunning, spacious interior, situated within this ever popular after area of East Herrington. Internally the stylish accommodation is accessed via an entrance lobby with access to a useful store area and a door to the generous lounge. There is a fabulous open plan kitchen / dining and living area, spanning the width of the property with French doors leading out on to the rear patio area. The kitchen is fitted with an excellent range of modern units and a selection of integrated appliances. Completing the ground floor is a useful downstairs wash room/WC. To the first floor there are two well-proportioned bedrooms, an impressive, contemporary bathroom/wc and a dressing room with fitted sliding wardrobes and a staircase leading to a superb double bedroom on the top floor. Externally there is a low maintenance garden to the front and to the rear a beautiful, low maintenance garden with artificial grass and attractive patio area. 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.

### Entrance Lobby



Radiator. Doors to lounge and store room.

### Lounge 16'1" x 18'0"

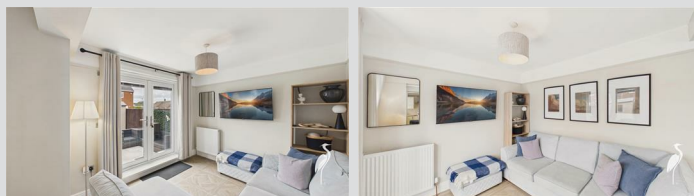


Stairs to first floor with storage under and radiator. Double glazed window to front and double radiator.

## Open Plan Living/Dining and Kitchen Area 9'6" x 30'1"



### Living Area



UPVC double glazed French patio doors to rear and double radiator.

### Dining Area



Double glazed window to rear and column radiator.

## Kitchen Area



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Integrated oven, electric hob and hood, dishwasher and washing machine. Space for an American style fridge freezer. Double glazed window to rear and door to WC.

## Ground Floor WC



Low level WC and washbasin, radiator and double glazed window.

## Store 9'3" x 3'7"

Housing wall mounted boiler.

## First Floor Landing

Double glazed window to side.

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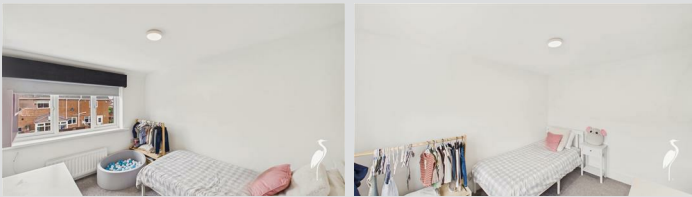
# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 11'6" x 9'11"



Double glazed window to front, radiator and built in mirrored fronted sliding door wardrobes.

## Bedroom 3 10'7" x 7'10"



Double glazed window to rear and radiator.

## Dressing Area 7'11" x 5'10"



Double glazed window to front, built in mirrored fronted sliding door wardrobes and stairs to second floor.

## Bathroom



Low level WC, washbasin and bath with dual head waterfall shower over, chrome heated towel rail and double glazed window.

## Top Floor



## Bedroom 1 13'1" x 16'0"



2x Velux windows, double glazed window and double radiator.

## Outside



Delightful low maintenance gardens to the front and rear. Outhouse.

## Council Tax Band

The Council Tax Band is Band B.

## 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

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## Fawcett Street Viewings

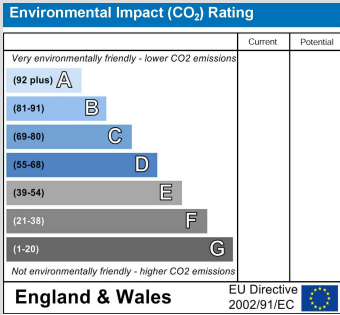
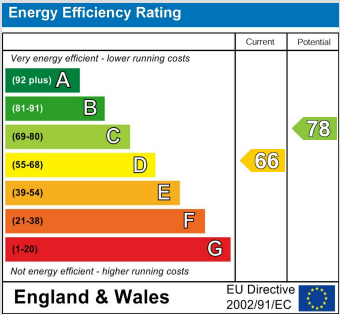
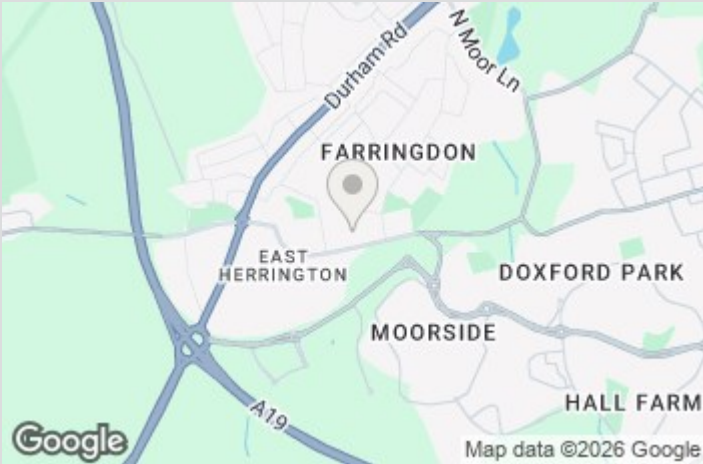
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

## 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.



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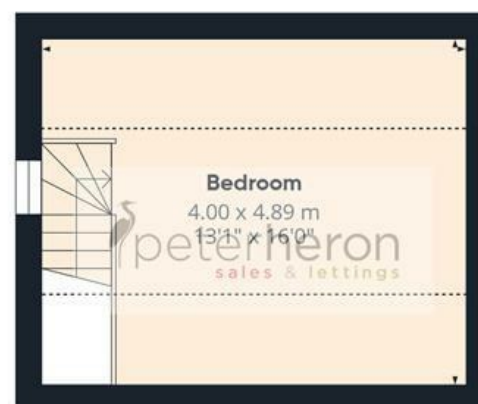
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Ground Floor



First Floor



Second Floor



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

109.6 m<sup>2</sup>

1179 ft<sup>2</sup>

Reduced headroom

9 m<sup>2</sup>

96 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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