









Enjoying a secluded position on this discreet street, we introduce to you this tastefully appointed three bedroom bay window dormer cottage. Ideal for those who wish to live within easy reach of the City Centre, the property internally features accommodation comprising entrance hall, lounge, dining room, kitchen, bathroom and three first floor bedrooms. Externally there is a lovely mature garden to the front, enclosed courtyard to the rear with the added of bonus of a garage with electric roller shutter door. We have been advised by our client the property that they had a new roof in 2014, the windows and a A+ boiler installed within the last 2 years. Walking distance from Barnes Park, Royal Hospital and good schools, the property is ideal for urban amenities and should be prove to be extremely popular. Immediate internal inspection is therefore highly recommended to avoid disappointment.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Hall

Radiator, storage cupboard, wall panelling and coved corning.

Lounge 11'11" plus bay x 12'0" into recess



Double glazed bay window to front, radiator, coved corning and ceiling rose, and feature fireplace.

Dining Room 13'7" x 12'7" into alcoves



Double glazed window to rear, radiator, coved corning and ceiling rose.

Inner Lobby

Staircase to first floor.

Kitchen 13'7" x 6'10"



Base and eye level units with working surfaces incorporating sink and drainer unit, space for cooker, extractor fan, wood effect laminate flooring, double glazed window to side, radiator.

Bathroom



Low level WC, washbasin with base units and shower cubicle, spotlights, double glazed window, radiator.

Utility Area

Space for washing machine and tumble dryer, wood effect laminate flooring, double glazed window, access to rear courtyard.

First Floor Landing

Bedroom 1 12'9" x 13'5"



Double glazed window to rear and radiator.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 12'9" into alcoves x 9'4"



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

Bedroom 3 9'2" x 6'11"



Double glazed window to front and and radiator.

Outside



Mature lawned sun drenched gardens to the front, whilst to the rear there is a courtyard with access to GARAGE via electric roller shutter door.

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.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property.

Important Notice Part 2

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other

details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

Fawcett Street Viewings

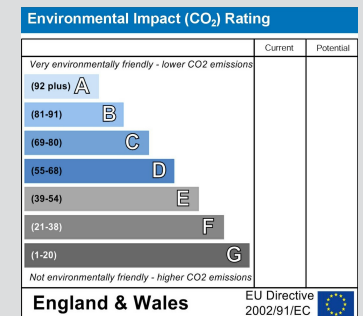
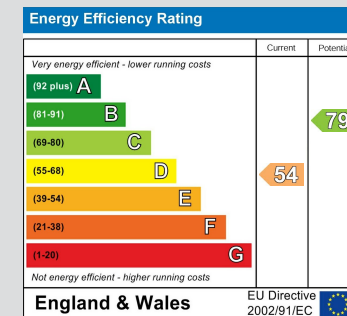
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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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MAIN ROOMS AND DIMENSIONS



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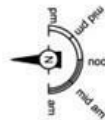
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Ground Floor
Approximate Floor Area
(52.81 sq.m)



Room In Roof
Approximate Floor Area
(41.38 sq.m)



13 Cedric Crescent