









An impressive three bedroom semi-detached home with a superb modern interior and a generous rear garden within this sought-after area of East Herrington. Internally the accommodation on the ground floor includes an entrance porch, spacious lounge, opening through to a dining room with bi-folding doors leading out to the rear garden, there is an attractive fitted kitchen and a useful utility. To the first floor there are three bedrooms and a fabulous contemporary shower room/wc. Benefits of the property include gas central heating to radiators (where stated), double glazing, garden to the front with a driveway, an attached garage and a wonderful garden to the rear, laid mainly to lawn with a patio area. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Viewing is highly recommended to appreciate the accommodation and location on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Porch

Double glazed window and double glazed door to

Lounge 13'10" x 13'4"



4.24 x 4.07 not including staircase extending to 5.47 maximum including staircase area and into alcoves. This spacious room has a double glazed picture window to the front, radiator, staircase to first floor opens through into the dining room.

Dining Room 11'3" x 8'7"



Bi-folding doors leading out into rear garden, radiator and door to kitchen.

Kitchen 10'5" x 8'10"



Fitted with a range of modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include oven and hob, double glazed window to rear overlooking the garden, radiator and door to utility.

Utility 8'0" x 7'8"



Fitted base units with work surface over, space for washing machine and fridge freezer. Double glazed door to rear garden. Door to garage.

First Floor Landing

Double glazed window to side.

Bedroom 1 11'9" x 7'10" not including robes



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

Bedroom 2 10'6" x 8'9" max including robes



Double glazed window to rear, radiator, fitted sliding door wardrobes, built in cupboard housing the central heating boiler.

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MAIN ROOMS AND DIMENSIONS

Bedroom 3 8'11" x 6'5" extending to 7'8"



Double glazed window to front, radiator and built in wardrobe.

Shower Room



Contemporary suite with a low level WC with concealed cistern, washbasin set into vanity unit and walk in shower with mains shower, attractive tiled walls and floor, two double glazed windows and feature radiator.

Outside



Garden to the front with a generous driveway providing off street parking and access to the attached GARAGE, useful side access leading down to the superb rear garden, which is laid mainly to lawn with a patio area and planted borders.

Garage 17'3" x 8'7"

Attached garage with remote control access door, and internal door to utility.

Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor.

Council Tax Band

The Council Tax Band is Band C.

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 510 3323 or book viewing online at peterheron.co.uk

Opening Times

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

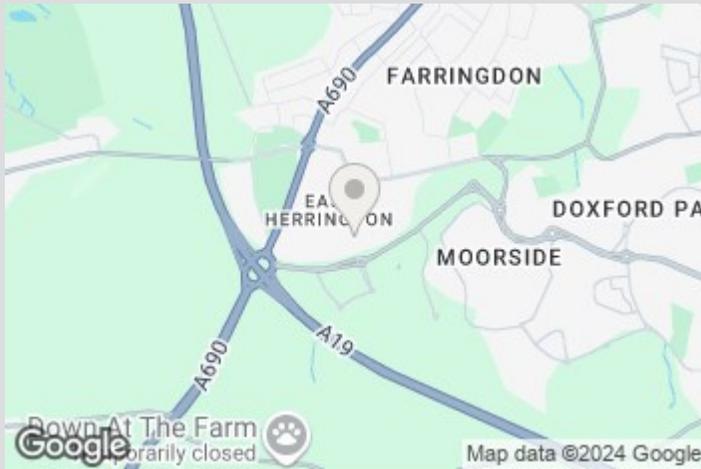
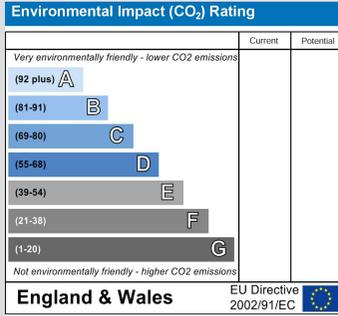
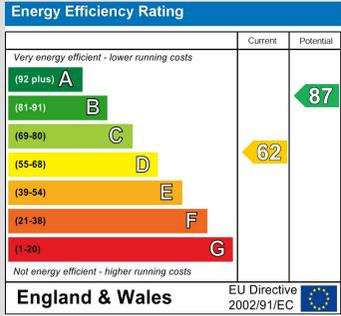
Ombudsman

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

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MAIN ROOMS AND DIMENSIONS

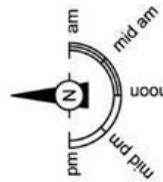


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Ground Floor
Approximate Floor Area
(48.16 sq.m)



First Floor
Approximate Floor Area
(37.86 sq.m)

37 Longmeadows