









A delightful three detached bungalow, occupying a superb cul-de-sac position within this highly sought-after area of East Herrington. Internally the accommodation is all on one includes an entrance hall, a generous lounge, a breakfasting kitchen, bathroom/wc and three bedrooms. One of the bedrooms could be utilised as an additional reception room and connects through to an attractive conservatory that overlooks the garden. Externally there is a lawned garden to the front with a long driveway, a single garage and to the rear a delightful lawned garden with a patio area and planted borders. The property is ideally located for local amenities, shops and schools as well as providing excellent links to major road connections, including the A19. With no upper chain involved, we highly advise arranging a detailed inspection to fully appreciate this superb bungalow.

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Entrance Hall



Radiator.

Lounge 17'9" x 13'10"



Double glazed bay window to front, two radiators and feature fireplace.

Breakfasting Kitchen 13'4" x 9'1"



Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer

with mixer tap. Integrated oven with hob and hood and a dishwasher. Space for a low level fridge freezer and washing machine. 2x double glazed windows to front and side elevations, two storage cupboards and radiator. Door to side.

Inner Hall

Access point to loft.

Conservatory 12'4" x 9'3"



Double glazed windows and UPVC French patio doors to rear.

Bedroom 1 11'10" x 9'10"



Double glazed window rear, radiator and built in wardrobes and dresser.

Bedroom 2 8'10" x 6'10"



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 3/Dining Room 11'10" x 8'10"



Double glazed window to side, radiator and UPVC double glazed sliding patio doors to conservatory.

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MAIN ROOMS AND DIMENSIONS

Bathroom



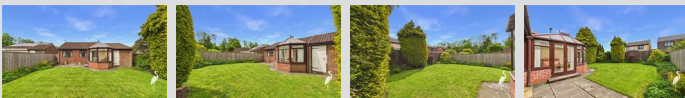
Washbasin set into vanity unit and bath with shower over, radiator and double glazed window.

Separate WC



Low level WC, radiator and double glazed window.

Outside



Externally there is a lawned garden to the front with a long driveway, a single garage and to the rear a delightful lawned garden with a patio area and planted borders.

Garage 17'0" x 8'3"

Access via up and over shutter door with wooden door to rear garden.

Council Tax Band

The Council Tax Band is Band D.

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

Peter Heron Ltd for themselves and for the vendors of this 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

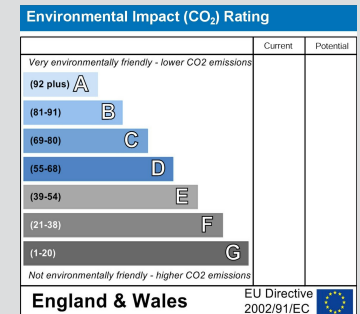
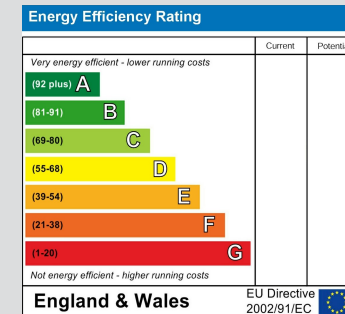
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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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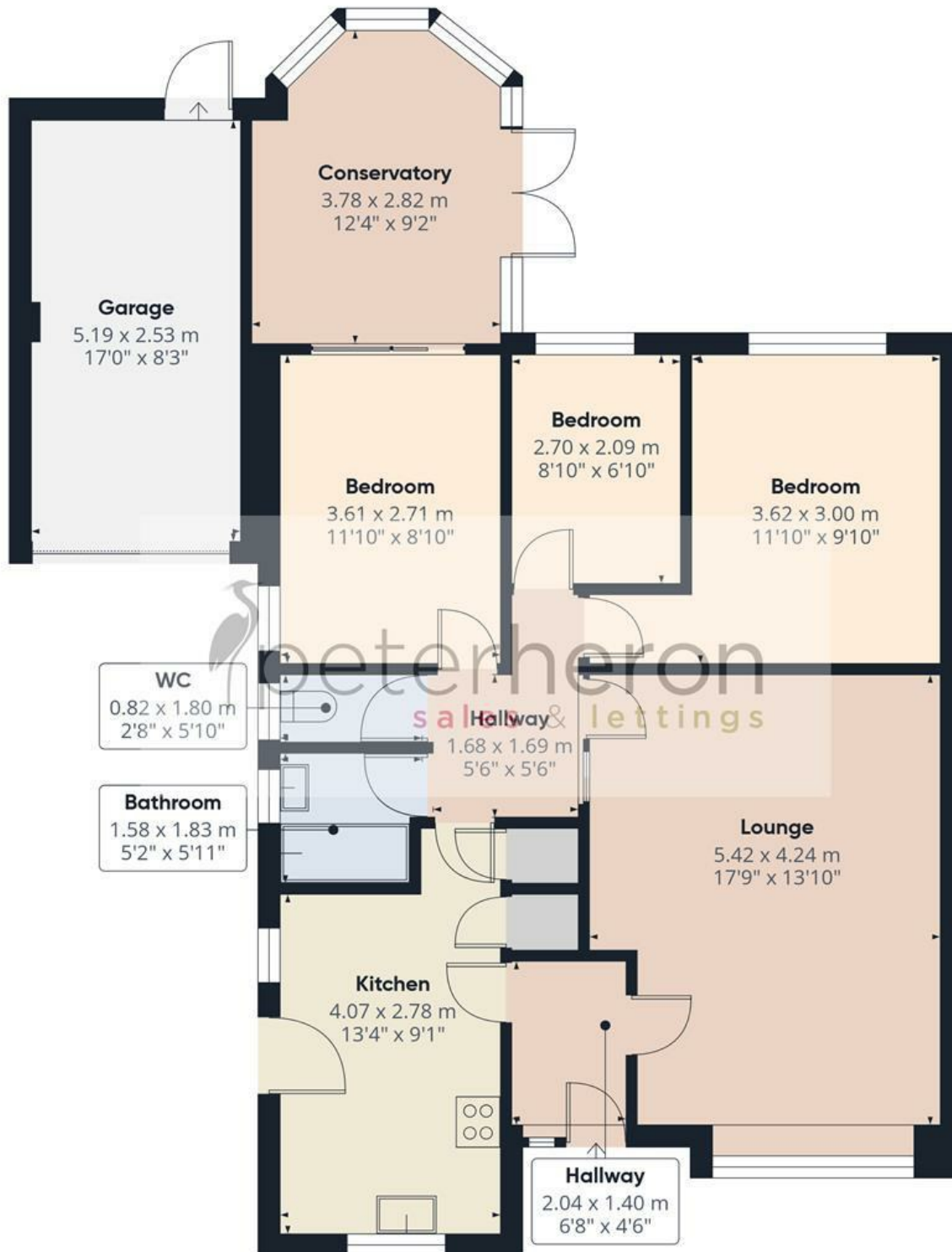
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MAIN ROOMS AND DIMENSIONS



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Approximate total area⁽¹⁾

97.6 m²

1048 ft²

(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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