



This impressive, recently refurbished three bedroom semi detached bungalow boasting a superb rear extension offers a wonderful "Turnkey" living space ideal for those searching for a stair free living space. Available with immediate possession and no upward chain, the property internally offers accommodation comprising reception hall, open plan lounge/dining room and kitchen with vaulted ceiling and glazed doors leading out into sun drenched rear gardens, three bedrooms and a bathroom. A large drive provides off street parking for numerous cars with additional features of note, a larger than average garage together with secluded rear gardens. Occupying a sought after position on the ever fashionable Wavendon Estate set within the well established suburb of High Barnes, noted for its close proximity to a superb range of local amenities. Only upon internal inspection can you fully appreciate the qualities this wonderful home has to offer.

# MAIN ROOMS AND DIMENSIONS

## All On One Floor

Access via Composite entrance door.

### Reception Hall



Radiator, storage cupboard and access point to loft.

### Lounge 16'10" x 11'7"



Double radiator. Open Plan into kitchen/diner.

### Kitchen/Diner 8'5" x 20'8"



Range of modern wall and base units with worktops over incorporating 1 1/2 bowl undermount sink with drainer and mixer tap. Integrated oven with electric hob and extractor hood, microwave, dishwasher and fridge freezer, with space for a washing machine. Featuring a striking vaulted ceiling and full-height glazed gable wall with oversized patio doors

opening onto the rear garden, flooding the space with natural light. Double radiator.

### Bedroom 1 8'2" x 10'9"



Double glazed bay window and double radiator.

### Bedroom 2 10'3" x 10'8"



Double glazed window and radiator.

### Bedroom 3 10'6" x 8'2"



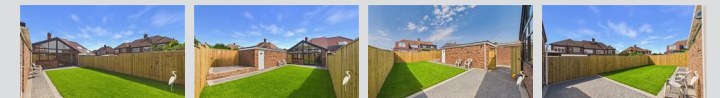
Double glazed window, double radiator and storage cupboard.

### Bathroom



Stylish bathroom comprising a low level WC, washbasin, freestanding bath and separate shower cubicle, chrome heated towel rail and double glazed window.

### Outside



Extensive block paved area to the front with driveway providing off street parking for numerous cars, garage to the side and landscaped garden to the rear with lawned area and block paved seating area.

### Garage 21'7" x 10'5"



Accessed via an electric roller shutter door with inner UPVC door to rear.

Visit [www.peterheron.co.uk](http://www.peterheron.co.uk) or call 0191 510 3323

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# MAIN ROOMS AND DIMENSIONS

## 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

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. 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.

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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

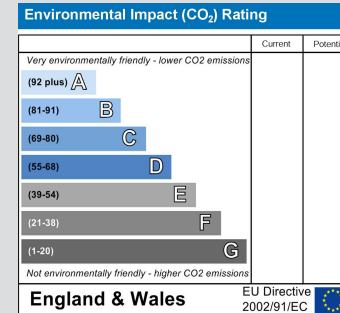
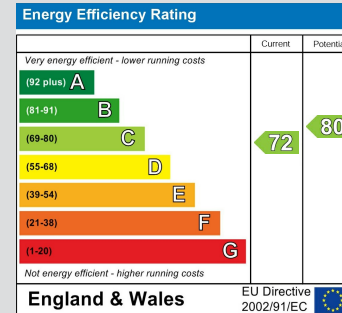
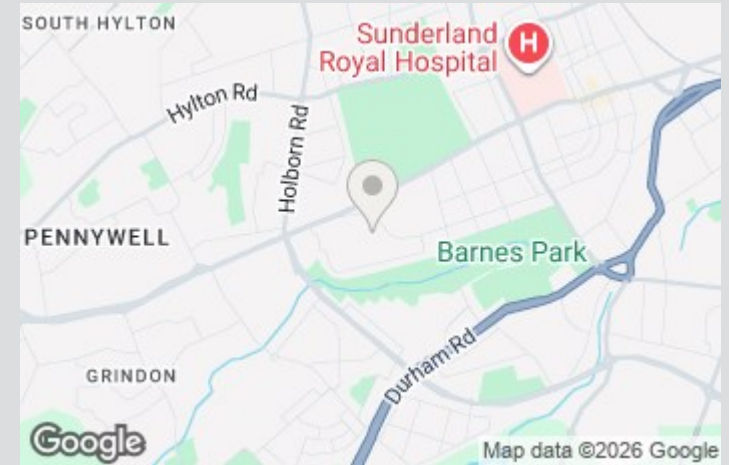
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

## Opening Times

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

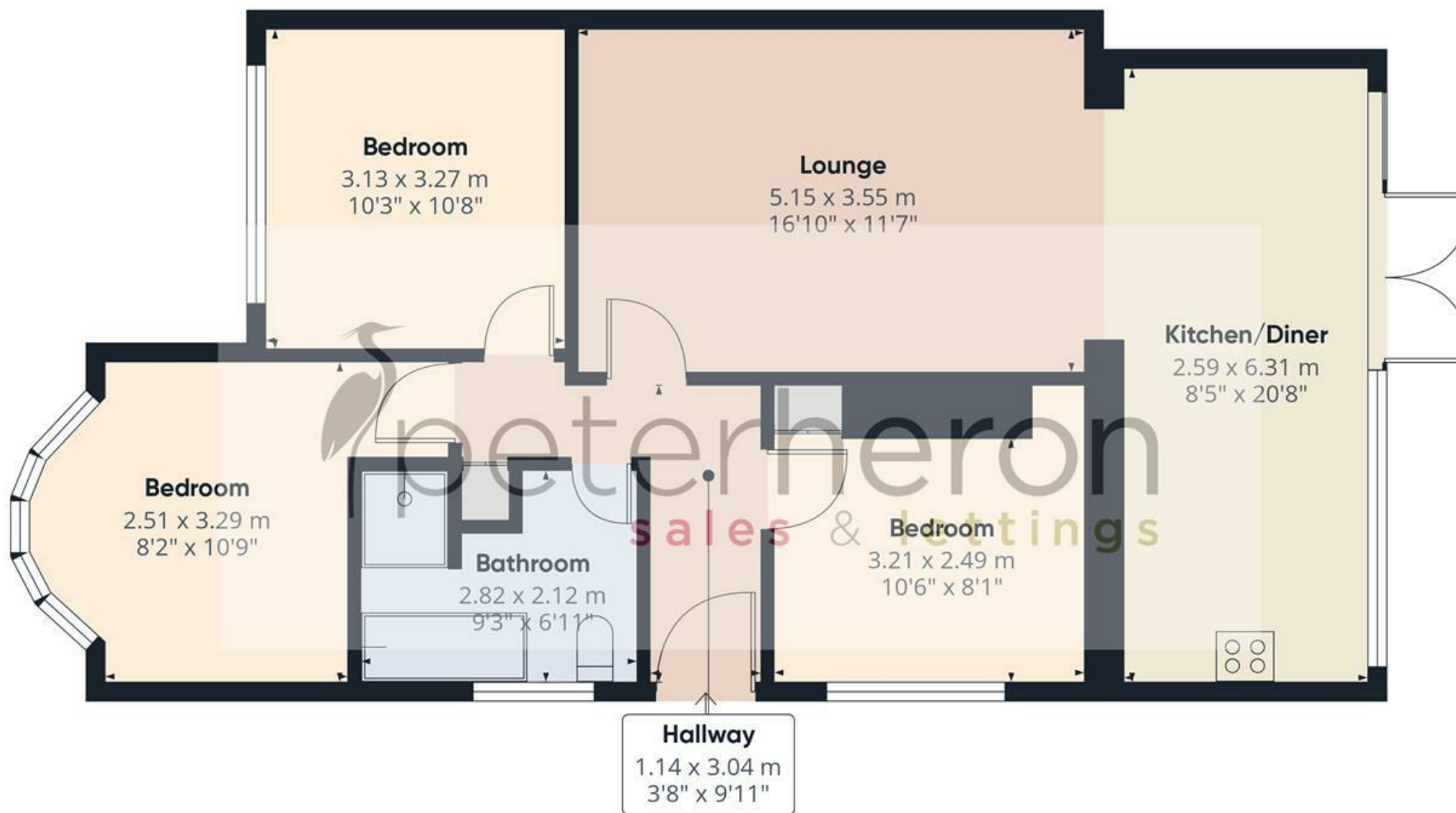
## Ombudsman

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



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Ground Floor

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

78 m<sup>2</sup>  
839 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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