



ARUNDEL GARDENS







This newly refurbished three bedroom semi detached house occupies a superb corner plot within this sought after area of East Herrington. Internally the immaculate accommodation comprises a large entrance porch, hall with staircase to the first floor, a spacious lounge / diner and a stunning kitchen fitted with an excellent range of units, luxury worksurfaces and a selection of integrated appliances. To the first floor there are three bedrooms and a contemporary family bathroom/wc. Benefits of the property include gas central heating to radiators, double glazing, driveway, garage and gardens to the front, side and rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. Early viewing is essential!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Entrance Porch 17'4" x 5'5"



Access via double glazed entrance door and double glazed door to rear. Two double glazed windows and radiator.

Hallway



Radiator, staircase to first floor and part panelled walls.

Lounge/Diner 22'3" x 10'11" into alcoves



Enjoying a dual aspect with double glazed bow window to front and double glazed window to rear, two radiator and media wall with inset contemporary fire.

Kitchen 19'3" x 6'10"



Fitted with an excellent range of contemporary units with luxury work surfaces over incorporating an inset sink unit, integrated appliances include electric oven and electric hob, dishwasher, washing machine, fridge and freezer, radiator, double glazed windows to side and rear, built in cupboard and door to porch.

First Floor Landing



Double glazed window to side.

Bedroom 1 12'6" x 11'0" max including robes



Double glazed window to front, radiator and mirror fronted sliding wardrobes.

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 9'6" x 11'0"



Double glazed window to rear and radiator.

Bedroom 3 7'0" x 6'11"



Double glazed window to side and rear.

Bathroom



Contemporary suite comprising of a low level WC, pedestal washbasin and panel bath with shower attachment, feature radiator and double glazed window.

Outside

The property occupies an attractive corner plot with gardens to the front, side and rear and also features a driveway and garage.

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:-
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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

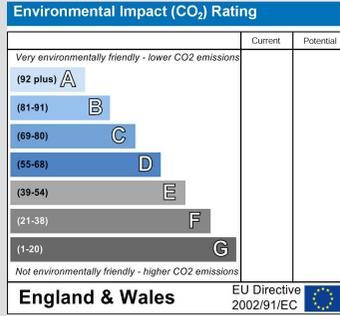
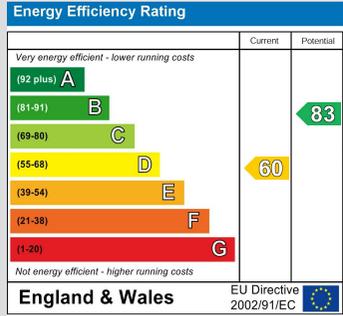
Ombudsman

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

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