









A recently modernised and beautifully presented two bedroom semi-detached bungalow, ideally situated on Carlton Crescent within this sought-after area of East Herrington. Internally the stylish accommodation is all on one level and includes a hall, lounge with patio doors to the rear garden, impressive modern fitted kitchen, two bedrooms and a contemporary bathroom/wc. The property has modern electric heaters, double glazing and a loft access with a pull down ladder to a section of the loft that is floored, boarded out and has a window. Externally there is a garden to the front with a long driveway, a single garage and a delightful garden to the rear. This location is ideal for local amenities, shopping facilities, schools and transport links including major road networks with the A19 and A690. With no upper chain involved, early viewing is highly recommended to avoid disappointment and to appreciate the accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via double glazed entrance door to

### Entrance Hall



Electric wall mounted heater, built in cupboard and loft access hatch with pull down ladder to partly floored and boarded out loft space with a window.

### Lounge 15'11" x 11'5" into alcove



Double glazed patio door leading out onto the rear garden and electric wall mounted heater.

### Kitchen 9'7" x 8'7"



Fitted with modern wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include double oven and hob, space for fridge freezer and washing machine, double glazed door to side, double glazed window to rear, tiled floor and electric wall mounted heater.

### Bedroom 1 14'4" x 11'5" maximum inc fitted robe



Double glazed window to front, electric wall mounted heater and fitted wardrobe.

### Bedroom 2 8'10" x 8'0"



Double glazed window to front and electric wall mounted heater.

### Bathroom



Contemporary suite with a low level WC with concealed cistern, washbasin set into vanity unit and panel bath with electric heated towel rail, tiled floor and double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Loft Space



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:-

## Outside



Garden to the front with a long driveway providing off street parking and access to single GARAGE with remote control access door, to the rear there is a pleasant garden laid mainly to lawn with mature planting.

## Council Tax Band

The Council Tax Band is Band B.

## Tenure Freehold

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

## 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

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.

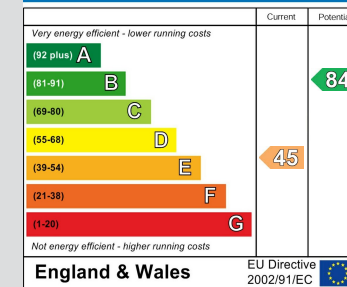
## Opening Times

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

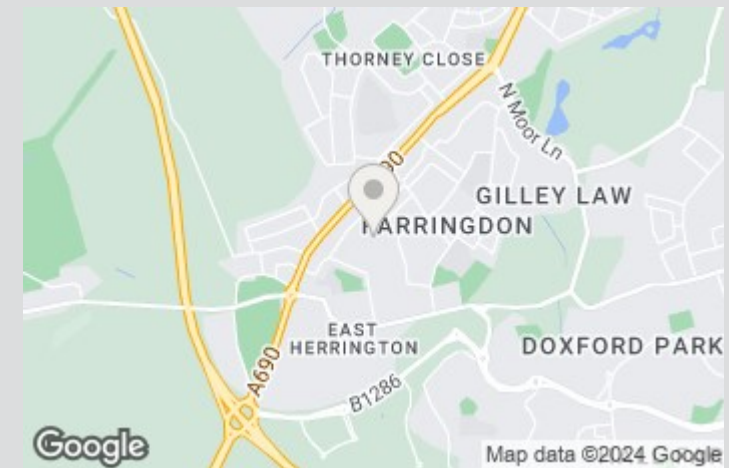
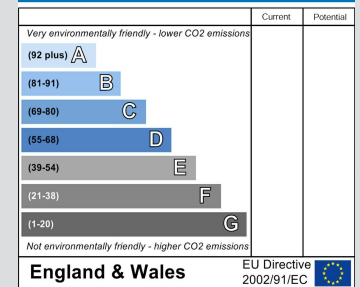
## Ombudsman

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

## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



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