









An impressive three bedroom semi-detached, occupying an attractive position on Charter Drive within this sought-after area of East Herrington. Internally the well-appointed accommodation on the ground floor includes an entrance porch, hall with staircase to the first floor, lounge through to a dining room, conservatory and a spacious kitchen. To the first floor there are three bedrooms and a family bathroom/wc with shower cubicle. From the landing there is a loft access hatch with a pull down ladder to an excellent floored and boarded out loft space with a sky light window. Externally there is a generous block-paved driveway to the front, an attached single garage with remote control access door and a superb 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. Viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to porch.

Entrance Porch

Double glazed windows and inner double glazed door to hall.

Hallway

Staircase to first floor and radiator.

Lounge 13'5" x 11'10"



Double glazed bay window to front, radiator and the rooms opens through into dining room.

Dining Room 11'4" x 8'7"



Radiator and double glazed French door to conservatory.

Conservatory 12'5" x 8'2"



Double glazed windows overlooking the garden and double glazed French door providing access out onto the rear decked area.

Kitchen 19'1" x 6'2" extending to 10'10"



Fitted with a range of wall and base units with work surfaces over incorporating 1 1/2 bowl sink unit, space for range style cooker, fridge freezer, washing machine, dishwasher and tumble dryer, double glazed window to rear, radiator and door to rear garden.

First Floor Landing

Double glazed window to side and loft access hatch with pull down ladder to an excellent floored and boarded loft space which has a skylight window.

Bedroom 1 14'4" into bay x 9'0" not including robes



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

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MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'11" x 10'11" maximum



Double glazed window to rear, radiator.

Bedroom 3 7'3" x 8'0" narrowing to 6'0"



Double glazed window to front, radiator.

Bathroom

Low level WC, pedestal washbasin, corner bath and step in shower cubicle with electric shower, ladder style radiator, tiled walls and floor, two double glazed windows.

Loft Space

Outside



Generous block paved driveway to the front providing ample off street parking along with access to attached garage with remote control roller shutter door. To the rear there is a delightful garden with lawned area, decking and planted borders.

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

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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 £210.00 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.

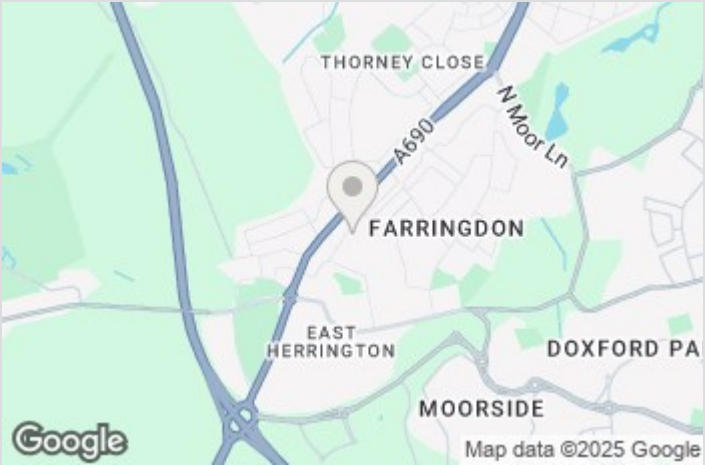
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MAIN ROOMS AND DIMENSIONS

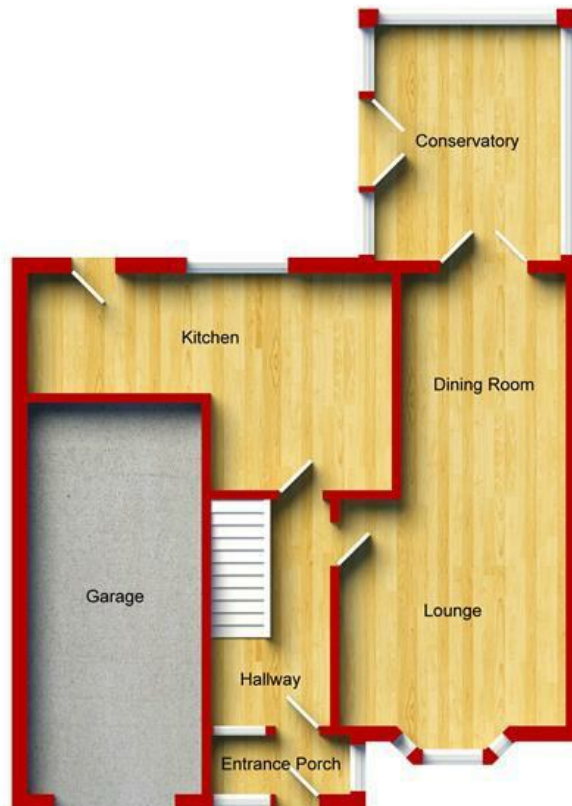
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Ground Floor
Approximate Floor Area
(80.30 sq.m)



First Floor
Approximate Floor Area
(40.90 sq.m)

