















This stunning 1930's semi detached home occupies a superb corner plot on the highly regarded Queen Alexandra Road. Internally the stylish accommodation is accessed via an entrance porch, leading through to a hall with staircase to the first floor and there is a lounge to the front with a bay window. At the rear there is a fabulous kitchen / diner, fitted with an excellent range of contemporary units, luxury worksurfaces, a feature island with breakfast bar and a selection of integrated appliances. On the first floor there are three bedrooms and an impressive, bathroom/wc. Externally there is an attractive garden to the front and to the rear a wonderful landscaped garden with a decked area, established planting. The property also benefits from double gates at the side providing off street parking. This location is ideal for access to local amenities, shops and well-regarded schools as well as providing excellent road connections to surrounding areas. We highly advise a detailed inspection to appreciate the location and high level of accommodation this outstanding home has to offer.



# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via double glazed entrance door to

## Entrance Porch

Tall double glazed windows and an inner glazed door leading through to the hall.

## Hallway



The attractive hall has a radiator, staircase to the first floor and a double glazed window to the side, doors leading off to the lounge and kitchen/diner.

## Lounge 13'7" into bay x 12'4" into alcove



A bay to the front with timber framed single glazed windows with feature stained and leaded glass top lights, radiator.

## Kitchen/Diner 16'8" x 12'5" + 7'10" x 5'4"



This stunning open plan room includes an excellent range of contemporary units with luxury work surfaces incorporating an inset sink unit with a feature island unit with a breakfast bar. Integrated appliances include a double oven, gas hob with extractor over, fridge, freezer, dishwasher and a washing machine, double glazed windows to

the rear overlooking the garden, double glazed French door leading out to the rear, period style radiator and a built in cupboard.

## First Floor Landing



Double glazed window to the side and a loft access hatch with a pull down ladder to a superb boarded out loft space with two skylight windows, doors from the landing lead off to the three bedrooms and bathroom.

## Bedroom 1 10'11" x 9'7" not inc robes



Double glazed window to the front, radiator and fitted wardrobes.

## Bedroom 2 12'4" x 9'3"



Double glazed window to the rear, a radiator and a built in cupboard.

## Bedroom 3 7'9" x 6'11"



Double glazed window to the front and a radiator.

## Bathroom



Superb contemporary suite with a low level WC, wash hand basin and a bath with shower attachment, period style radiator, tiled floor, part tiled walls and a double glazed window.

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# MAIN ROOMS AND DIMENSIONS

## Outside



To the front of the property there is an attractive garden, whilst to the rear there is a delightful landscaped garden with a large decked area, established planting and a useful store, there is also double gates that provide access onto a hard standing providing off street parking.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 999 years from 1936 and the Ground Rent is £3.00 per annum.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Council TaxBand

The Council Tax is Band C.

## Important Notice

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.

## Viewings Fst

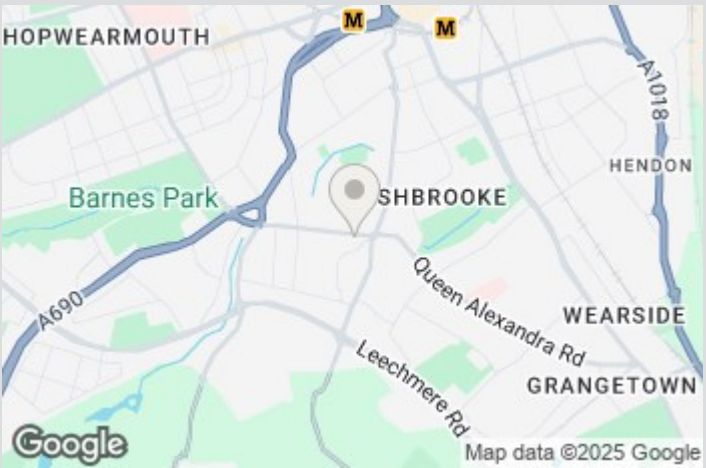
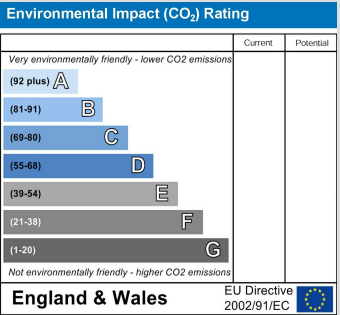
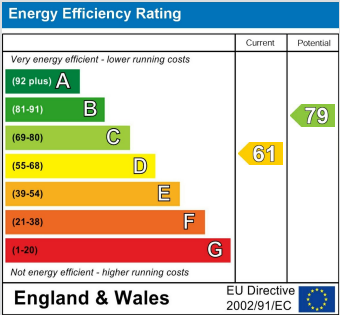
To arrange an appointment to view this property contact our Fawcett Street branch on 0191 5103323.

## Opening Times

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