









A beautifully presented detached house, occupying a superb cul-de-sac position within this ever popular area of East Herrington. The immaculate interior is accessed via an entrance porch, connecting through to a hall with staircase to the first floor. There is a lounge to the front and to the rear a superb dining / kitchen that opens into a family room. Completing the ground floor is a spacious utility and a downstairs wc. To the first floor there are three well-proportioned bedrooms and a family bathroom/wc with a walk in shower. Externally the property features a driveway providing off street parking, a store to the front with a roller shutter access door and to the rear a delightful garden with a lawn, patio area and planted borders. This location is ideal for local amenities, shops and schools as well as providing excellent links, including the A19, to wider parts of the region. We highly advise early viewing to appreciate the location, along with the space and versatility of accommodation on offer.

# MAIN ROOMS AND DIMENSIONS

## Ground Floor

Access via Composite entrance door.

## Entrance Porch

Double glazed windows to front and opens into the hallway.

## Reception Hall



Radiator and staircase to first floor with storage under.

## Lounge 16'3" x 12'2"



Double glazed window to front, radiator feature fire. Door to dining room and kitchen.

## Family Area 11'6" x 8'10"



UPVC double glazed French doors to rear and column radiator. Open plan into kitchen.

## Kitchen / Diner 12'0" x 8'11"



Range of wall and base units with wood work surfaces over incorporating Belfast sink Integrated double oven with 5 burner gas hob, extractor hood and dishwasher. double glazed window to rear and radiator.

## Rear Porch

Velux window and Composite door to rear. Doors to utility room and cloakroom.

## Utility 11'8" x 9'4"

Base units with work surfaces over incorporating single bowl stainless steel sink and drainer with mixer tap. Space for fridge freezer, washing machine and tumble dryer. Velux window and column radiator. Door to garage.

## Cloakroom/WC



Low level WC and washbasin vanity unit, double glazed window to rear.

## First Floor Landing



Double glazed window to side and access point to loft.

## Bedroom 1 12'2" x 12'0"



Double glazed window to front, radiator and built in Hammond furniture with Swarovski handles.

## Bedroom 2 13'5" x 9'1"



Double glazed window to rear and radiator.

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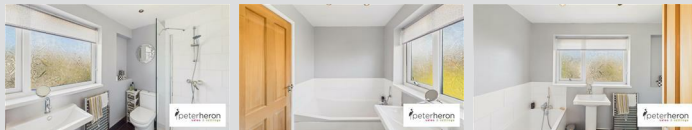
# MAIN ROOMS AND DIMENSIONS

## Bedroom 3 10'2" x 7'8"



Double glazed window to front, radiator and storage cupboard.

## Bathroom



Low level WC, washbasin, panel bath and walk in shower cubicle, double glazed window and radiator.

## Outside



Attractive garden to the front lawned area and mature trees, block paved driveway providing off street parking and access to attached garage. Attractive rear garden with delightful patio seating area and lawned area with established planting and trees. Side access gate to the front of the property.

## Garage

Access via electric roller shutter door. Central heating boiler installed in 2023.

## Council Tax Band

The Council Tax Band is Band D.

## 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 0191 510 3323 or book viewing online at peterheron.co.uk

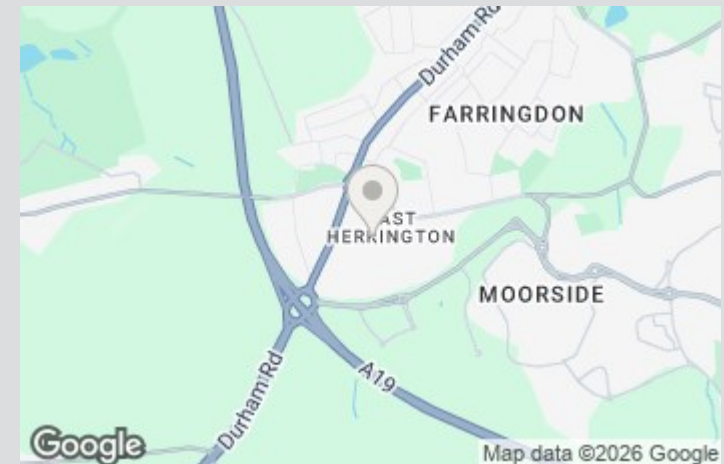
## Opening Times

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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(92 plus) <b>A</b>
(69-80) <b>C</b>			(81-91) <b>B</b>
(55-68) <b>D</b>			(69-80) <b>C</b>
(39-54) <b>E</b>			(55-68) <b>D</b>
(21-38) <b>F</b>			(39-54) <b>E</b>
(1-20) <b>G</b>			(21-38) <b>F</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
			(1-20) <b>G</b>
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC



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Floor 0

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

115.6 m<sup>2</sup>



Floor 1

(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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