

**HARRISON  
INGRAM**

**Henwick Road  
Eltham, SE9 6NZ**



**Offers in excess of £350,000**

This may sound like an "Estate Agents" cliché, however, we suggest you WASTE NO TIME in making an appointment to view this COMPETITIVELY PRICED SEMI DETACHED concrete house which BOASTS a GARAGE and a GREAT SIZE PLOT to fully appreciate the DECEPTIVELY SPACIOUS and EXTREMELY WELL PRESENTED accommodation this property has to offer. The house has been ENJOYED by the SAME FAMILY for many, many years and we feel it would equally make an ideal home for prospective FIRST TIME BUYERS and YOUNG FAMILIES looking for a home where you can move straight into and be incredibly comfortable, yet still offers the SCOPE TO EXTEND (subject to usual planning) which would not only offer more accommodation but will also offer you the chance to create a property to your own taste, style and budget. The LOCATION is INCREDIBLY POPULAR as it is within close proximity of many amenities which include; choice of MAINLINE STATIONS for the busy commuter (Eltham or Kidbrooke), again, choice of SCHOOLS, bus routes offering a regular service to the O2 serving the Jubilee line from North Greenwich, parkland, local as well as high street shopping, bars and restaurants, easy access to the A2 for London or Kent. The accommodation and features include; THREE GOOD SIZE BEDROOMS, generous lounge which leads through to the dining area/lean to, fitted kitchen, ground floor shower room, double glazing, LARGE FRONT and REAR GARDENS. HIGHLY RECOMMENDED.

## ENTRANCE HALL



Part glazed door taking you into the welcoming hallway. Wood panelled walls painted white to dado height, convector heater, tiled floor, open plan staircase, understairs storage/meter cupboard, thermostat, door to shower room and feature open plan archway through to:-

## LOUNGE



17' 9" x 11' 2" (5.41m x 3.40m) Double glazed bay window to front, feature electric fireplace, laminate wood flooring, beamed ceiling, steps through to:-

## DINING/LEAN TO



12' 7" x 10' 9" (3.84m x 3.28m) Frosted part coloured leaded light window to side, windows to rear and door leading onto garden.

## KITCHEN



13' 7" x 7' 8" (4.14m x 2.34m) Double glazed window to rear overlooking garden, fitted with matching range of wall, base and drawer units, inset twin circular stainless steel sinks with trendy chrome mixer tap, built in stainless steel electric oven and inset 4 ring electric hob with extractor above, extensive worktop surfaces, plumbed for washing machine and dishwasher, fully tiled walls, laminate floor flooring, door to garage.

## SHOWER ROOM



Frosted double glazed window to side, white suite comprising corner shower unit with curved sliding doors, pedestal wash hand basin with chrome mixer tap and low level WC, fully tiled walls, extractor, tiled floor, wood panelled ceiling painted white.

## LANDING

Access to loft, fitted carpet, double glazed window to front, convector heater.

## BEDROOM 1



16' 3" x 11' 2" (4.95m x 3.40m) Lovely size master bedroom which is dual aspect with double glazed window to front and rear, fitted double wardrobes x2, built in airing cupboard housing hot water cylinder, stripped and varnished floor boards.

## BEDROOM 2



13' 7" x 7' 6" (4.14m x 2.29m) Double glazed window to rear overlooking garden, laminate wood flooring.

## BEDROOM 3



10' 7" x 8' 6" (3.23m x 2.59m) Again, a very pretty room with double glazed window to front, laminate wood flooring, radiator, access to loft.

## REAR GARDEN



Approx. 50 in length. Lovely wide plot with lawn area, established trees and shrubs, outside tap, patio area and door to garage.

## **GARAGE**

Attached to side, power and light. Off road parking to front on own driveway.