

**HARRISON  
INGRAM**

**Congreve Road  
Eltham, SE9 1LN**



**Offers in excess of £480,000**

WE ARE CONFIDENT that this DECEPTIVELY SPACIOUS, extended cottage will attract a lot of interest as it ticks so many of the right boxes for the BUSY PROFESSIONAL who is looking for a home that offers space, modern conveniences yet still retaining the original charm, character, CHAIN FREE purchase and above all SUPERB LOCATION. This may sound like an "Estate Agents" cliché, however, the PHOTO'S DO NOT DO THIS PROPERTY JUSTICE!!! Enviably situated within WALKING DISTANCE of local shops, ELTHAM STATION, numerous bus routes, parks and SOUGHT AFTER SCHOOLS and just a little further on is Eltham High Street which offers a good selection of shops, bars, cinema complex and leisure centre with swimming pool. Should you drive, you have the choice of the A2 or A20 which gives you access to London or Kent. Forming part of the incredibly popular 'Progress' CONSERVATION AREA, the property offers BEAUTIFULLY PRESENTED ACCOMMODATION and EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID CERTAIN DISAPPOINTMENT. Some of the many features include a WELCOMING LOUNGE with attractive feature fireplace which then opens through to a SUPERB KITCHEN/DINER "orangery" extension, from here there is access to a handy utility room and a cloakroom, on the first floor are two double bedrooms and a BIG modern bathroom, the MASTER bedroom is in the converted loft and also BOASTS an EN-SUITE shower room, Cat-6 cabling to each room, gas central heating and underfloor heating, double glazed and pretty front and rear gardens which to the rear also BOASTS A SUPERB SUMMERHOUSE/OFFICE with light and heating, off road parking on own paved driveway for two cars.

## ENTRANCE HALL

Part glazed entrance door, wood flooring to hall and fitted carpet to stairs, inset ceiling spotlight.

## LOUNGE

16' 3" x 13' 5" (4.95m x 4.09m) Very welcoming traditional lounge with UPVC double glazed cottage style window to front, decorative coved ceiling with centre rose, gorgeous feature fireplace with picture tiled inset and granite hearth with coal effect gas fire (not tested), smoke alarm, surround sound speakers, wood flooring, understairs built in cupboard housing home server/wine storage, multi paned double doors leading through to:-

## KITCHEN/DINING ROOM



21' 3" x 16' 3" (6.48m x 4.95m) Superb open plan "orangery" style room for entertaining. Incredibly bright with glass roof, large UPVC window and French doors with side lights leading onto the patio. The kitchen is extensively fitted with matching range of wall, base and drawer units with chrome handles, ample granite worktops with smart curved edges, large island again with granite top and incorporating inset 1.5 bowl stainless steel sink unit with trendy stainless steel mixer tap and water filter tap and smart pendant lighting above, integrated dishwasher, "Leisure" stainless steel gas range with stainless steel splashback and stainless steel/glass extractor above, lower floor lighting to base units, tiled to splashback areas, tiled floor to kitchen area and the remainder of the room is wood flooring, inset ceiling spotlights, wall lights, air conditioning unit, doors to the cloakroom and utility room.

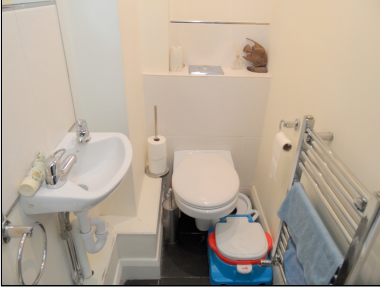
## UTILITY ROOM



10' 6" x 5' 9" (3.20m x 1.75m) UPVC cottage style window to rear, matching range of wall and base units with chrome handles, boiler for central heating and hot water, plumbed for washing machine and tumble dryer, inset stainless steel sink unit with trendy chrome mixer tap, ample worktop space, tiled floor, radiator, tiled to splashback areas.



## CLOAKROOM



Natural light in ceiling, inset ceiling spotlights, extractor, white suite comprising low level WC with concealed cistern, small wash hand basin with chrome taps and tiled splashback, tiled floor, chrome heated towel rail.

## LANDING

Deep built in storage cupboard, wood flooring, smoke alarm, inset ceiling spotlight, door leading you up to the master bedroom.

## BEDROOM 2



13' 5" x 12' 1" (4.09m x 3.68m) UPVC double glazed cottage style window to front, deep walk in wardrobe with light, radiator, fitted carpet, feature cast iron fireplace.

## BEDROOM 3



11' 8" x 9' 4" (3.56m x 2.84m) UPVC double glazed cottage style window to rear, feature cast iron fireplace, wood flooring, radiator.

## FAMILY BATHROOM

8' 5" x 7' 5" (2.57m x 2.26m) Fantastic size bathroom with frosted UPVC double glazed window to rear, four piece white suite comprising curved tile panelled jacuzzi bath with chrome mixer tap/shower attachment, large shower cubicle with seat, jets, overhead as well as hand held shower attachment, low level WC, vanity wash hand basin with chrome mixer tap and storage cupboards under, chrome heated towel rail, extensively tiled walls, tiled floor, inset ceiling spot lights, extractor.

## MASTER BEDROOM



Lovely bright and well proportioned room with window to rear and velux windows with electric blinds and rain sensors, inset ceiling spotlights, ample eaves built in storage cupboards, double built in wardrobe, wood flooring, door to:-

## EN-SUITE

Inset ceiling spotlights, large full width walk in shower cubicle with two seats, fully tiled, overhead and hand held shower attachments, low level WC with concealed cistern, "his & hers" twin vanity wash hand basins with chrome mixer taps and storage under, extractor, tiled floor, fully tiled walls, chrome heated towel rail.

## GARDEN



Approx. 70' Very pretty with paved patio with steps leading onto the lawn with curved pathway, outside lights, shed, small greenhouse, rear storage area with outside tap, Home office/summerhouse which is named "Station Master" measuring approx. 9'3 x 7' and features a part glazed door and window looking back towards the house, has underfloor heating, wood flooring and Cat-6 cabling.

## PARKING

Off road parking for 2 cars on own paved driveway.