

**HARRISON
INGRAM**

**92 Court Road
Eltham, SE9 5AH**



£380,000

Are you a BUSY COMMUTER looking for a CHARACTER property in a DESIRABLE AREA where you can just move in and be incredibly comfortable? If the answer is YES, then EARLY VIEWING is highly recommended of this ground floor apartment which forms part of an imposing detached c. 1876 Victorian residence. Situated on one of the most PRESTIGIOUS ROADS in Eltham being within walking distance of the historical ELTHAM PALACE, Royal Blackheath Golf Course, Mottingham mainline station and shopping facilities at the busy high street as well as a leisure complex with swimming pool. Some of the many features include lounge with open views across the beautiful grounds, TWO BEDROOMS, master bedroom with en-suite shower room, smart main bathroom, modern fitted kitchen, gas central heating, UPVC double glazed windows, high ceilings, fantastic communal grounds, allocated parking and NO ONWARD CHAIN.

ENTRANCE HALL



Oak flooring, radiator, entryphone, electric main fuse box.

LOUNGE/DINER



18' 3" x 11' 8" (5.56m x 3.56m) As soon as you walk into this room, your eye is immediately drawn to the beautiful mature garden via a wide sash upvc double glazed bay window. Radiator, high skirtings, wood flooring, tv point, telephone point.

KITCHEN



12' 1" x 8' 8" (3.68m x 2.64m) Upvc double glazed sash style window to rear, upvc double glazed door leading to garden, excellent range of smart wall, base and drawer units with long chrome handles, granite effect worktop surfaces, inset stainless steel sink unit with modern chrome mixer tap, built in stainless steel electric oven, inset four ring gas hob with stainless steel splashback and stainless steel glass extractor, radiator, tiled floor, central heating and hot water boiler, inset ceiling spotlights, integrated dishwasher and washing machine.

BEDROOM 1



13' 4" x 11' 8" (4.06m x 3.56m) Dual aspect with upvc double glazed sash style windows to front and side, fitted carpet, high skirting, radiator, door to:-

EN-SUITE



White suite comprising fully tiled shower cubicle with glass doors, low level w.c., wash hand basin with trendy chrome mixer tap, tiled floor, inset ceiling spotlights, extractor, chrome heated towel rail.

BEDROOM 2



9' 8" x 8' 8" (2.95m x 2.64m) Upvc high level double glazed window to side, radiator, fitted carpet

BATHROOM



Smart room with modern white suite comprising panelled bath with trendy chrome mixer tap/shower attachment, wash hand basin with matching chrome mixer tap and low level w.c., fully tiled walls, tiled floor, chrome tiled towel rail, inset ceiling spotlights, extractor.

COMMUNAL GARDENS



Beautiful communal grounds with mature shrubs and trees.

PARKING

Allocated off road parking with in and out drive.