

**HARRISON  
INGRAM**

**Ivor Grove  
New Eltham, SE9 2AJ**



**£1,600 pcm**

LOCATION, LOCATION, LOCATION - This may sound like an "Estate Agents" cliché, however, if location is a priority when looking for your next home, then we would suggest you WASTE NO TIME in viewing this property. INTERNAL VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS ACCOMMODATION this attractive SEMI DETACHED house has to offer. Ivor Grove ENVIABLY ENJOYS a unique community location which we feel would make an ideal family home, set within a quiet road it is SUPERBLY SITUATED for many amenities including; MAINLINE STATION for the busy commuter, local as well as HIGH STREET SHOPPING, bars, restaurants, parks, bus routes, road links and SOUGHT AFTER SCHOOLS. The property is CURRENTLY IN THE PROCESS OF BEING REDECORATED and boasts; lounge with feature fireplace, large family/dining room, fitted kitchen with appliances, GROUND FLOOR CLOAKROOM, three bedrooms (two double & one large single), family bathroom, separate WC, private and easy to manage garden, garage as off road parking on own driveway, gas central heating, security alarm system and double glazing. HIGHLY RECOMMENDED. AVAILABLE MID SEPTEMBER. Please note; NO MULTI SHARERS, NO PETS, NO SMOKERS, NO STUDENTS.

## **PORCH**

Fully enclosed. UPVC double glazed entrance door with matching side light, tiled floor.

## **ENTRANCE HALL**

Attractive part coloured leaded light entrance door with matching side, coved ceiling, radiator, wood flooring to hall and fitted carpet to stairs, alarm system, understairs storage/meter cupboard, smoke alarm.

## **CLOAKROOM**

Frosted window to side, white suite comprising low level WC and corner wash hand basin with chrome taps, half tiled walls and tiled floor.

## **LOUNGE**



15' 10" x 12' 5" (4.83m x 3.78m) A lovely traditional room with leaded double glazed bay window to front with blinds, coved ceiling, feature fireplace with coal effect gas fire, radiator, wood flooring.

## **FAMILY/DINING ROOM**



19' 8" x 10' 9" (5.99m x 3.28m) A great size room with wide double glazed sliding patio doors leading onto the garden with blinds, coved ceiling, radiator x 2, serving hatch from kitchen, wood flooring to majority of room and tiled floor to the remainder.

## KITCHEN



15' 7" x 7' 10" (4.75m x 2.39m) Again, another great size room with double glazed windows to rear and door leading onto the garden, coved ceiling, extensively fitted with matching range of wall, base and drawer units, inset stainless steel sink unit with mixer tap, ample worktop surfaces with lighting, electric cooker with extractor above, integrated washing machine and fridge/freezer, tiled to splashback areas, vinyl floor covering.

## LANDING

Leaded double glazed window to side with blind, coved ceiling, access to loft, smoke alarm, fitted carpet.

## BEDROOM 1

15' 1" x 12' 5" (4.60m x 3.78m) Leaded double glazed bay window to front with views towards playing fields, radiator, fitted carpet, fitted wall to wall, floor to ceiling wardrobes incorporating overhead cupboards

## BEDROOM 2



12' 10" x 10' 9" (3.91m x 3.28m) Double glazed windows to rear, radiator, fitted carpet.

## BEDROOM 3



9' 11" x 7' 5" (3.02m x 2.26m) Lovely size third bedroom with leaded double glazed window to side and feature circular leaded window to front, radiator, laminate wood flooring.

## BATHROOM



Frosted double glazed window to rear and side, suite comprising panelled bath with chrome mixer tap, independent electric shower unit, pedestal wash hand basin with chrome taps, bidet with chrome mixer tap, built in airing cupboard, extensively tiled to splashback areas, radiator, vinyl tiled floor.

## SEPARATE WC

Frosted double glazed window to side, white low level WC, half tiled walls, vinyl tiled floor.

**GARDEN**

Fully enclosed and private, incredibly easy to maintain with patio, lawn area with mature shrubs, outside tap, water butt, shed, personal door to:-

**GARAGE**

With up and over door, power and light. Further parking on own paved driveway.