

**HARRISON
INGRAM**

**Greenvale Road
Eltham, SE9 1PF**



Offer in Excess of £750,000

LOCATION, LOCATION, LOCATION - If this is on top of your "wish list" when looking for your new home, then we suggest you WASTE NO TIME IN VIEWING this spacious, END OF TERRACE house as the location is SUPERB. The property was built by well known builder Archibald Cameron Corbett in the early 1900's and offers MUCH scope to EXTEND and renovate to your own taste, style and more importantly your own budget. Situated in a tree lined, SOUGHT AFTER ROAD being within close proximity of MANY AMENITIES including highly acclaimed schools, for the busy commuter there is Eltham mainline station, local as well as high street shopping, bars, restaurants, cinema complex, bus routes, golf courses, leisure centre with swimming pool, road links to London and Kent, acres of park/woodland. The accommodation and features include; FOUR BEDROOMS, spacious traditional lounge, separate BIG sitting/dining room with doors leading on to the conservatory, first floor modern bathroom and ground floor cloakroom, fitted kitchen, neutral decor and floor coverings, gas central heating, double glazed, SOUTH FACING GARDEN, off road parking for 3 cars on own paved driveway. All in all, a really LOVELY HOME which has been ENJOYED BY THE SAME FAMILY for MANY, MANY YEARS.

ENTRANCE HALL

Most attractive part coloured leaded light entrance door, coved ceiling, fitted carpet to hall and stairs, dado rail, radiator, understairs storage/meter meter and housing security alarm system, thermostat.

CLOAKROOM



Suite comprising low level WC and wash hand basin with brass taps, half tiled walls, extractor, coved ceiling, wood effect vinyl flooring.

LOUNGE



16' 7" x 14' 5" (5.05m x 4.39m) Large UPVC double glazed bay window to front, coved ceiling, dado rail, high skirting, feature fireplace with wood surround/mantle, granite hearth and inset, fitted carpet, radiator x2.

DINING/FAMILY ROOM



21' 6" x 14' 4" (6.55m x 4.37m) Fantastic size room with window to rear, french doors to the conservatory and sliding door to the kitchen, coved ceiling, fitted carpet, high skirting, radiator x2, again, lovely feature fireplace with wood surround/mantle and granite hearth and log effect fire, built in airing cupboard housing hot water cylinder, separate built in storage cupboard, original fireplace surround.

CONSERVATORY

14' 8" x 8' 9" (4.47m x 2.67m) With UPVC double glazed sliding patio doors on to garden, washing machine, worktop surface, wood effect vinyl flooring.

KITCHEN



10' 4" x 6' 10" (3.15m x 2.08m) UPVC double glazed window to rear, fitted with matching range of wall, base and drawer units, ample worktop surfaces, inset 1.5 bowl acrylic sink unit with chrome mixer tap, suspended ceiling with inset spot lights, tiled walls, built in gas oven and inset 4 ring gas hob with extractor above, tiled floor, integrated fridge and separate freezer, door to conservatory.

LANDING

Large loft access, coved ceiling, dado rail, fitted carpet, high skirting.

BEDROOM 1



14' 5" x 12' 4" (4.39m x 3.76m) UPVC double glazed bay window to front, coved ceiling, fitted double wardrobe x2, high skirting, fitted carpet, radiator.

BEDROOM 2



13' 9" x 9' 10" (4.19m x 3.00m) UPVC double glazed window to rear overlooking the garden, coved ceiling, radiator, fitted carpet, high skirting.

BEDROOM 3

11' 3" x 9' 5" (3.43m x 2.87m) UPVC double glazed window to front, coved ceiling, radiator, small fitted storage cupboard, fitted carpet.

BEDROOM 4

10' 6" x 7' 9" (3.20m x 2.36m) UPVC double glazed window to rear overlooking the garden, coved ceiling, fitted carpet, radiator, high skirting, access to loft space.

SHOWER ROOM

Frosted UPVC double glazed window to rear, white suite comprising walk in shower with glass screen, vanity wash hand basin with chrome mixer tap and storage cupboard under, low level WC, coved ceiling, extractor, fully tiled walls, radiator, wood effect vinyl floor covering.

GARDEN



Approx. 70' Lovely South facing sunny garden. Patio area with stairs leading up to large lawn with shrub borders, shed, pedestrian side access.

PARKING

Off road parking for 3 cars on paved driveway.