

**HARRISON  
INGRAM**

**Eltham Green Road  
Eltham, SE9 6BH**



**Offers in Excess of £500,000**

This may sound like an "Estate Agents" cliché, however, INTERNAL VIEWING IS AN ABSOLUTE MUST to fully appreciate the DECEPTIVELY SPACIOUS and BEAUTIFULLY PRESENTED accommodation this SEMI DETACHED property has to offer. If you are looking for a home in a GREAT LOCATION and offering READY TO MOVE INTO ACCOMMODATION, then we suggest YOU WASTE NO TIME IN VIEWING.

Superbly located for many amenities including; Kidbrooke Station offering access to a regular service to London Bridge (15 minutes), Victoria, Charing Cross, Waterloo East and Cannon Street plus links to Canary Wharf via the DLR (Lewisham)., bus routes, numerous schools and acres of parkland. Eltham High Street is within close proximity and offers comprehensive shopping, bars, restaurants, cinema complex, soon to come Sky bar, sports complex with pool. Blackheath is also just a short distance away, offering an array of trendy boutique shops, cafes, bars and restaurants.

The accommodation and features include; THREE DOUBLE BEDROOMS, formal lounge which has sliding doors through to the OPEN PLAN KITCHEN/DINER, utility area, ground floor shower room as well as a first floor family bathroom, gas central heating, double glazed, front and rear gardens, ample off road parking on own paved driveway, modern decor, floor coverings and fixtures throughout and plenty of storage space.

ALL IN ALL, AN ABSOLUTE GEM OF A PROPERTY.

## EXTERIOR TO THE FRONT

Very impressive long and wide frontage which has ample off road parking for several cars. Behind the driveway is a privacy hedge with lawn area. Pathway leading to front door.

## ENTRANCE HALL

Attractive part glazed UPVC entrance door, wood flooring, radiator, understairs storage cupboard housing electric meter and clever built in drawers which is ideal for housing shoes, inset ceiling spot lights, smoke alarm.

## LOUNGE



12' 1" x 11' 0" (3.68m x 3.35m) Lovely size room with UPVC double glazed bay window to front, radiator, high skirting board, fitted TV/display cabinet, inset ceiling spot lights, fitted carpet, sliding wood doors through to the dining area which is great if you want privacy watching TV or fully open for entertaining.

## OPEN PLAN KITCHEN/DINING ROOM



21' 8" x 9' 7" (6.60m x 2.92m) Fabulous and bright room for entertaining with UPVC double glazed windows to front and rear. Inset ceiling spot lights, radiator, feature recess to chimney breast, extensively fitted with matching range of wall, base and drawer units with coved tops and chrome handles, ample wood worktop surfaces, inset 1.5 bowl enamel sink unit with chrome mixer tap, integrated dishwasher, tiled to splashback areas, recess space for fridge/freezer, large stainless steel extractor with light, tiled floor.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

## UTILITY AREA



With UPVC double glazed door to rear garden, tiled floor, fitted matching units incorporating boiler for central heating and hot water with Hive, plumbed for washing machine and tumble dryer. This area can be access from the entrance hall as well as the kitchen.

## SHOWER ROOM

Frosted double glazed window to side, modern white suite comprising fully tiled shower cubicle, wall mounted wash hand basin with chrome taps and low level WC, fully tiled walls and tiled floor, chrome heated towel rail, wall mirror and glass shelf.

## LANDING

Split level landing with access to boarded and carpeted loft which also has skylight window, power, light and pull down ladder, UPVC double glazed window to side, fitted carpet, smoke alarm.

## MASTER BEDROOM



13' 0" x 10' 6" (3.96m x 3.20m) Lovely size room with UPVC double glazed window to front, radiator, fitted shelving to recess, fitted carpet.

## BEDROOM 2



11' 6" x 8' 4" (3.51m x 2.54m) Again, a lovely size room with UPVC double glazed window to rear, range of built in wardrobes, radiator, fitted carpet.

## BEDROOM 3



10' 8" x 10' 2" (3.25m x 3.10m) Great size third bedroom with UPVC double glazed window to front, range of built in wardrobes, radiator, fitted carpet.

## **FAMILY BATHROOM**

Frosted UPVC double glazed windows to rear and side, modern white 4 piece suite comprising sunken bath with chrome mixer tap/shower attachment, vanity wash hand basin with storage under and chrome mixer tap, fully tiled shower cubicle with overhead as well as hand held shower and glass door, low level WC with concealed cistern and inset flush, chrome heated towel rail, tiled floor, extensively tiled to splashback areas, large fitted wall mirror, extractor, inset ceiling spot lights.

## **REAR GARDEN**



Approx. 30' x 20' Fully enclosed West facing garden. Incredibly easy to maintain as it is fully paved, large outhouse which has power and light and a great storage area, side pedestrian access, outside light and light and tap.

## **PARKING**

Ample off road parking on own paved driveway.