

**HARRISON  
INGRAM**

**Craigton Road  
Eltham, SE9 1QG**



**OFFERS IN EXCESS OF £600,000**

Having been ENJOYED BY THE SAME FAMILY for many, many years, we are ABSOLUTELY DELIGHTED to be able to offer for sale, this very attractive END OF TERRACE "Corbett" built property which also has the ADDED BENEFIT OF HAVING A DETACHED GARAGE and own driveway. The property offers good size family accommodation, however, if you are looking for a project where you are able to update, extend (subject to usual planning permission) and transform in to your ideal home at your own budget, then this is DEFINITELY ONE THAT YOU NEED TO VIEW. Situated in a SOUGHT AFTER ROAD, SUPERB LOCATION being within close proximity of many amenities including; HIGHLY REGARDED SCHOOLS, local as well as high street shopping facilities, ELTHAM STATION, acres of park/woodland and bus routes. The accommodation and features include; through lounge/diner, open plan kitchen, lean to, ground floor cloakroom, THREE BEDROOMS, spacious first floor bathroom, separate WC, gas central heating (not tested), double glazed, front and rear gardens. HIGHLY RECOMMENDED. CHAIN FREE.

## ACCOMMODATION

### ENTRANCE HALL

Part glazed entrance door, radiator, laminate wood flooring to hall and fitted carpe to staircase, built in understairs storage cupboard, central heating thermostat.

### LOUNGE/DINER

28' 3" x 12' 1" (8.61m x 3.68m) A lovely size room with double glazed bay window to front and double glazed French doors to lean to, coved ceiling, radiator x 2, open square archway through to:-

### KITCHEN

14' x 8' 11" (4.57m x 2.72m) Double glazed window to rear, fitted with matching range of wall, base and drawer units with chrome handles, inset 1.5 bowl stainless steel sink unit with chrome mixer tap, stainless steel electric double oven, integrated washing machine, inset four ring gas hob with extractor above, inset ceiling spotlights, tiled walls, ample worktop surfaces, tiled floor.

### LEAN-TO

Double glazed sliding doors leading onto the garden, tiled floor, plumbed for washing machine, door to:-

### CLOAKROOM

Frosted double glazed window to side, white suite comprising low level WC., and wash hand basin with chrome mixer tap, tiled floor, fully tiled walls, built in storage cupboard housing boiler for central heating and hot water system, cylinder.

### LANDING

Access to loft, fitted carpet.

### BEDROOM 1

15' 9" x 10' 5" (4.80m x 3.18m) Double glazed bay window to front, radiator, range of fitted wardrobes along one wall and incorporating dressing table, fitted carpet.

### BEDROOM 2

12' x 11' 2" (3.66m x 3.40m) Double glazed window to rear, radiator, fitted carpet.

### BEDEROOM 3

9' 7" x 8' 6" (2.92m x 2.59m) Double glazed window to front, radiator, fitted carpet.

### BATHROOM

Frosted double glazed window to rear, white suite comprising tiled panelled bath with chrome mixer tap/shower attachment, fully tiled shower cubicle with glass folding doors, inset vanity wash hand basin with chrome taps and cupboards under, inset ceiling spotlights, shaver socket, wall mirror with light above, radiator, fully tiled walls, laminate wood flooring.

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.

**SEPARATE WC**

Frosted window to rear, white low level WC., inset ceiling spotlights, fully tiled walls, laminate wood flooring.

**GARDEN**

Although not overly large, the garden is fully enclosed and also has plot to side, lawn, established shrubs, pond, pedestrian side access.

**GARAGE**

Detached garage with double doors, own private driveway.