



HARRISON INGRAM

156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Maudslay Road, Eltham, London,
SE9 1LJ**

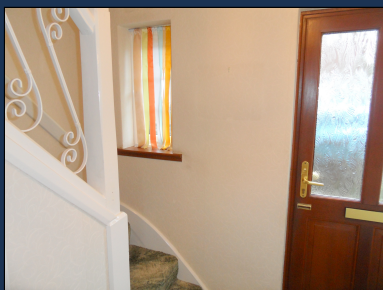


Offers in Excess Of £430,000

We are absolutely delighted to be able to offer for sale this very pretty mid terrace cottage which OFFERS AN ABUNDANCE OF CHARACTER and CHARM and which has been ENJOYED BY THE SAME FAMILY FOR MANY, MANY YEARS! This house will no doubt attract lot of interest as it ticks so many of the right boxes for a buyer who is looking for a home in a fabulous location and that offers a lot of scope to add their own stamp. Enviably situated within WALKING DISTANCE of local shops, ELTHAM STATION, numerous bus routes, parks and SOUGHT AFTER SCHOOLS and just a little further on is Eltham High Street which offers a good selection of shops, bars and leisure centre with swimming pool. Should you drive, you have the choice of the A2 or A20 which gives you access to London or Kent. Forming part of the incredibly popular 'Progress' CONSERVATION AREA.

EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID CERTAIN DISAPPOINTMENT. Some of the many features include a WELCOMING RECEPTION ROOM with dual aspect windows, on the first floor is the LARGE master bedroom, good size family bathroom and two further WELL APPOINTED bedrooms which all benefit from built in storage, gas central heating (not tested), double glazed and pretty front and rear gardens. There is also the added benefit of the property being SOLD CHAIN FREE.

ENTRANCE HALL



UPVC part glazed door, cottage style window to front, Fitted carpet, radiator, telephone point,

LOUNGE/DINER



16' 5" x 13' 8" (5.00m x 4.17m) A lovely bright dual aspect cottage style UPVC windows to front and rear, radiator, coved ceiling, fitted carpet, deep built in corner cupboard housing hot water cylinder and timer for heating/hot water (not tested), 2nd built in storage cupboard with shelving, feature fireplace with gas fire (not tested), wooden and tiled surround, recessed shelving to side of chimney breast with inset spot light above, wall lights x 2, telephone point.

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.

KITCHEN



9' 1" x 6' 5" (2.77m x 1.96m) Cottage style UPVC double glazed window, UPVC door onto conservatory, fitted kitchen with matching range of wall, base and drawer units, inset electric hob and build in electric oven, extractor fan, washing machine, fridge, stainless steel sink unit with chrome mixer tap, ample work surfaces, 1/2 tiled walls, 2 original larder/pantry cupboards. First of which housing small freezer, electric meter, fuse board and has power, light. Please note that all white goods will be included with sale of house.

CONSERVATORY/UTILITY AREA



9' 2" x 8' 4" (2.79m x 2.54m) Part brick built, wooden frame windows, wooden door to garden, a separate wooden door to shared side pedestrian access, tiled flooring, tumble dryer, power & light.

BEDROOM 1



16' 7" x 12' 3" (5.05m x 3.73m) A generously sized master room which benefits from dual aspect cottage style UPVC windows to front and rear, radiator x 2, fitted carpet, range of matching fitted wardrobes, over head storage and drawer unit and original deep built in storage cupboard.

BEDROOM 2



14' 1" x 9' 2" (4.29m x 2.79m) Double glazed cottage UPVC double glazed window to front, radiator, fitted carpet, picture rail, built in wardrobe.

BEDROOM 3



10' 3" x 8' 3" (3.12m x 2.51m) UPVC cottage style double glazed window to rear over looking garden, fitted carpet, fitted wardrobe with over head storage and matching dressing table, picture rail and wall light.

BATHROOM



Frosted UPVC cottage style window to rear, suite comprising low level w.c, wash hand basin with taps, panelled bath with taps, shower over bath, tiled walls, vinyl flooring, wall mounted electric heater (not tested).

LANDING

Fitted carpet and access to loft.

GARDEN



Well stocked and very pretty cottage garden, approx. 30 ft, mature borders, laid to lawn with paved path, outside tap, wooden storage unit, access to shared side pedestrian access and storage area.