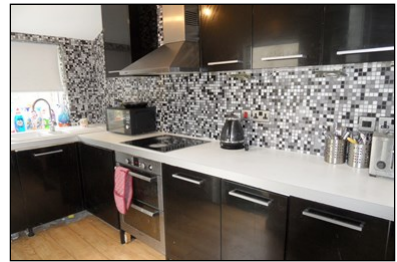
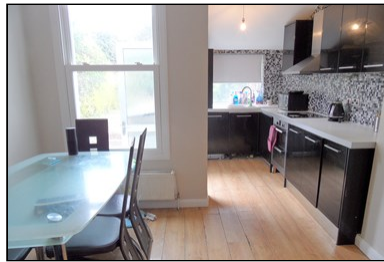


**HARRISON
INGRAM**

**Grangehill Road
Eltham, SE9 1SG**



£460,000

'CORBETT' built properties in this location and within this price bracket ALWAYS ATTRACT INTEREST with BUSY COMMUTERS and FAMILIES and this fine example should prove to be no exception. SUPERBLY SITUATED in a MUCH REQUESTED road as it is within VERY CLOSE PROXIMITY of many amenities which include the incredibly popular Gordan School. local as well as high street shopping facilities, Eltham Station, road links, bus routes, The Plesance, Eltham Park and acres of woodland. The accommodation and features include; THREE BEDROOMS, lounge, separate dining room which is open plan to the kitchen, recently fitted ground bathroom, gas central heating (not tested), double glazing, rear garden, off road parking and replaced roof. Early viewing is highly recommended to AVOID CERTAIN DISAPPOINTMENT.

PORCH

0m x 0m (0' 0" x 0' 0") Fully enclosed, glazed door with matching side lights.

ENTRANCE HALL

Part glazed entrance door, inset ceiling spot lights, fitted carpet to hall and stairs, radiator behind decorative cover, understairs storage/meter cupboard, smoke alarm, central heating and hot water timer, alarm system.

LOUNGE



13' 4" x 10' 8" (4.06m x 3.25m) UPVC double glazed sash style bay window to front, inset ceiling spot lights, recess to chimney breast, radiator, wood flooring.

DINING ROOM



11' 0" x 10' 2" (3.35m x 3.10m) UPVC double glazed sash style window to rear, inset ceiling spot lights, wood flooring, radiator, open plan to:-

KITCHEN



7' 9" x 5' 8" (2.36m x 1.73m) Double glazed window to rear and frosted door leading onto the garden, fitted with matching range of wall and base units with chrome handles, white inset 1.5 bowl acrylic sink unit with chrome mixer tap, completely tiled to splashback areas, built in stainless steel double oven, inset 4 ring electric hob with stainless steel extractor above, ample worktop space, integrated dishwasher, cupboard housing boiler for central heating and hot water.

BATHROOM



Frosted window to rear, modern white suite comprising tiled paneled bath with chrome mixer tap, independent shower unit, glass folding shower screen, wall hung vanity wash hand basin with chrome mixer tap, low level WC, tiled walls and floor, inset ceiling spot lights, chrome heated towel rail, extractor.

LANDING

Access to loft, fitted carpet.

BEDROOM 1



17' 2" x 11' 2" (5.23m x 3.40m) Great size room with UPVC double glazed sash style windows to front, radiator x2, laminate wood flooring.

BEDROOM 2



11' 4" x 8' 5" (3.45m x 2.57m) UPVC double glazed sash style window to rear overlooking garden. inset ceiling spot lights, laminate wood flooring, radiator.

BEDROOM 3

8' 7" x 7' 8" (2.62m x 2.34m) UPVC double glazed sash style window to rear overlooking garden, access to loft space, laminate wood flooring, radiator.

GARDEN

Approx. 45' Patio area leading to lawn, shrub borders, shed.

PARKING

Off road parking to front.