

**HARRISON
INGRAM**

**Glenesk Road
Eltham, SE9 1RE**



Offers Over, Free hold £450,000

LOCATION, LOCATION, LOCATION - If this a priority when finding your new home, then we suggest you take a look at this attractive 1930's "Bilton" built property which is superbly situated for SOUGHT AFTER DEANSFIELD (OFSTED OUTSTANDING) AND GORDON SCHOOLS, acres of woodland and parks, bus routes and choice of Eltham or Falconwood Stations. The property offers bright and well presented accommodation with features including; a SPACIOUS through lounge/diner, conservatory, good size fitted kitchen, three bedrooms, BIG shower room with modern suite, gas central heating (not tested), double glazing, neutral floor coverings, EASY TO MAINTAIN garden and OWN DRIVEWAY. HIGHLY RECOMMENDED.

ENTRANCE PORCH

Good size porch and accessed via UPVC double glazed entrance door with matching side lights, tiled floor.

ENTRANCE HALL

Frosted double glazed entrance door and matching side lights, laminate wood flooring to hall and fitted carpet to stairs, radiator behind decorative cover, understairs storage/meter cupboard.

LOUNGE/DINER

28' 3" x 11' 1" (8.61m x 3.38m) UPVC double glazed bay window to front and UPVC double glazed sliding patio doors leading through to the conservatory, coved ceiling, attractive feature fireplace with fitted electric fire, laminate wood flooring, radiator.

CONSERVATORY

10' 2" x 9' 8" (3.10m x 2.95m) UPVC double glazed French doors leading on to the garden, vinyl laminate style flooring.

KITCHEN

11' 9" x 8' 3" (3.58m x 2.51m) UPVC double glazed window to rear and door leading to garden, extensively fitted with matching range of wall, base and drawer units with chrome handles and also incorporating glass display unit, inset white acrylic sink unit with chrome mixer tap, built in electric oven and inset 4 ring electric hob with extractor above, integrate fridge and freezer, plumbed for washing machine, ample worktop surfaces with matching breakfast bar, tiled to splashback areas, vinyl tiled floor, boiler for central heating and hot water system.

LANDING

Access to loft, fitted carpet.

BEDROOM 1

13' 3" x 11' 1" (4.04m x 3.38m) UPVC double glazed bay window to front, coved ceiling, radiator, laminate wood flooring, built in storage cupboard.

BEDROOM 2

15' 1" x 11' 1" (4.60m x 3.38m) UPVC double glazed window to rear, coved ceiling, radiator, fitted carpet, double built in airing cupboard housing hot water cylinder.

BEDROOM 3

7' 9" x 6' 9" (2.36m x 2.06m) UPVC double glazed window to front, coved ceiling, radiator.

SHOWER ROOM

10' 9" x 7' 3" (3.28m x 2.21m) Great size room with frosted UPVC double glazed windows to rear, white suite comprising large walk in shower cubicle with glass sliding door, inset vanity wash hand basin with chrome mixer tap and cupboards under, low level WC, chrome heated towel rail, extractor, extensively tiled walls, vinyl floor covering.

GARDEN

Approx. 50' Paved patio area, mainly laid to lawn, shed.

PARKING

Ample off road parking on own paved driveway.