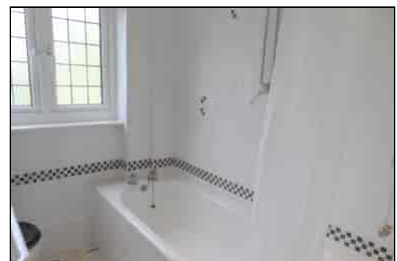


**HARRISON  
INGRAM**

**Phineas Pett Road  
Eltham, SE9 6RQ**



**£1,500 pcm**

WOW, this very attractive end of terrace cottage is a real "HIDDEN GEM". If you are looking for you new home to be situated in a GREAT LOCATION and offering deceptively SPACIOUS ACCOMMODATION, then we suggest you WASTE NO TIME IN VIEWING this DELIGHTFUL cottage which oozes so much charm. Forming part of the SOUGHT AFTER Progress CONSERVATION AREA, within CLOSE PROXIMITY OF MANY AMENITIES including; Eltham MAINLINE STATION, local as well as high street shopping, leisure and cinema complex, ACRES OF PARK/WOODLAND and for families INCREDIBLY POPULAR SCHOOLS. The property offers many modern conveniences yet still RETAINS MUCH ORIGINAL CHARM AND CHARACTER. The accommodation and features include; fully redecorated in neutral colours throughout, lounge, separate dining room, fitted kitchen, THREE DOUBLE BEDROOMS, bathroom with white suite, gas central heating, UPVC double glazed windows, off road parking and a HUGE, PARK LIKE GARDEN which is very secluded and garden tools will be provided. AVAILABLE IMMEDIATELY. NO PETS, NO SMOKERS, NO MULTI SHARERS, NO STUDENTS.

## GROUND FLOOR

### ENTRANCE HALL

Part glazed cottage style entrance door, under stairs storage/meter cupboard, central heating thermostat, radiator, fitted carpet to hall and turning staircase and fitted coconut mat to door threshold.

### LOUNGE



13' 10" x 10' 4" (4.22m x 3.15m) Cottage style UPVC double glazed window to front, picture rail, stripped floor, beautiful tiled feature fireplace with wood surround and mantle, radiator.

### DINING ROOM

14' 6" x 12' 2" (4.42m x 3.71m) Cottage style UPVC double glazed windows to side overlooking garden, picture rail, stripped floor boards, brick feature working fireplace, built in storage cupboard housing boiler for central heating and hot water, second built in storage cupboard, radiator, door to:-

### KITCHEN



12' 10" x 9' 8" (3.91m x 2.95m) Cottage style UPVC double glazed window to rear overlooking garden, part glazed door to garden. Fantastic room blending "old with new". Extensively fitted with modern, white "high gloss" wall, base and drawer units with chrome handles, fridge/freezer, washer/dryer, 5 ring stainless steel range with large stainless steel splash back and extractor, worktop lighting, granite worktop surfaces, natural brickwork to one wall, inset stainless steel sink unit with trendy chrome mixer tap, slate tiled floor, very attractive fitted wall dresser with coloured glass display unit with light.

### LANDING

Cottage style UPVC double glazed window to front, fitted carpet, dado rail.

## BEDROOM 1



13' 10" x 10' 1" (4.22m x 3.07m) Cottage style UPVC double glazed windows to side overlooking garden, picture rail, radiator, stripped floor boards, built in storage cupboard.

## BEDROOM 2



10' 6" x 9' 8" (3.20m x 2.95m) Cottage style UPVC double glazed windows to front, picture rail, radiator, stripped floor boards.

## BEDROOM 3



13' 3" x 8' 6" (4.04m x 2.59m) Cottage style UPVC double glazed window to rear overlooking garden, picture rail, stripped floor boards, radiator.

## BATHROOM



Frosted cottage style UPVC double glazed window to rear, white suite comprising panelled bath with chrome taps, independent overhead shower, shower rail and curtain, vanity wash hand basin with chrome taps and high flush WC, radiator, inset ceiling spot lights, fully tiled to splash back areas.

## GARDEN



Beautiful secluded garden surrounding the cottage, patio area, LARGE lawned areas with well stocked borders and numerous established trees, pedestrian side access, tools will be provided to help you maintain lawn, shrubs, hedging etc.

## PARKING

Off road parking via double gates to the side of the property.