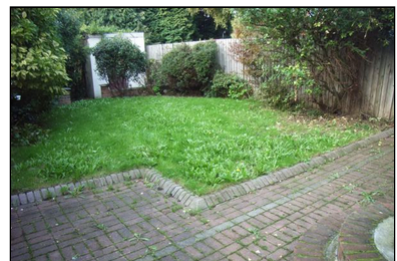


**HARRISON
INGRAM**

**Kingsground
Eltham, SE9 5EW**



£1,500 pcm

ATTRACTIVE END OF TERRACE HOUSE offering well proportioned accommodation which would ideally suit families. Situated in a residential area within CLOSE PROXIMITY of local as well as high street shops, parkland, schools, road links, bus routes and CHOICE of either Mottingham or Eltham Stations. The accommodation and features; include THREE BEDROOMS (2 double, 1 single), fitted wardrobes to both double rooms, big through lounge/diner, fitted kitchen with french doors onto garden, gas central heating, bathroom with shower cubicle, double glazing, easy to manage gardens and ample off road parking. AVAILABLE IMMEDIATELY. THE PROPERTY IS UNFURNISHED. PLEASE NOTE; NO PETS, SMOKERS, STUDENTS OR MULTI SHARERS.

ENTRANCE PORCH

UPVC double glazed entrance door and matching windows, Ceramic floor tiles.

ENTRANCE HALL

Part glazed entrance door, fitted carpet to stairs and wood strip effect flooring to hall, under stair storage cupboard, radiator.

THROUGH LOUNGE/DINER

22' 9" x 12' 4" (6.93m x 3.76m) UPVC double glazed bay window to the front and matching windows at the rear, beamed ceiling (as originally built), radiator, feature fireplace with an enclosed real flame gas fire, fitted carpet.

KITCHEN

11' 6" x 8' 0" (3.51m x 2.44m) UPVC double glazed window to side and leaded double glazed French doors to garden. Fitted with matching range of modern wall, base and drawer units with chrome handles, built in electric oven and four ring gas hob, inset stainless steel sink unit with chrome mixer tap, ample worktop surfaces, plumbed for washing machine and dishwasher, radiator, parquet effect vinyl floor covering, coved ceiling

LANDING

UPVC double glazed window to side, radiator, large walk in storage cupboard, fitted carpet.

BEDROOM 1

12' 5" x 10' 7" (3.78m x 3.23m) UPVC double glazed window to front, fitted carpet, range of fitted wardrobes with overhead cupboards, dado rail.

BEDROOM 2

12' 0" x 8' 0" (3.66m x 2.44m) UPVC double glazed window overlooking the garden, Fitted carpet, fitted wardrobe, radiator.

BEDROOM 3

8' 10" x 6' 6" (2.69m x 1.98m) Georgian style UPVC double glazed window overlooking garden, Radiator, fitted carpet.

BATHROOM

White suite comprising of panelled bath, walk in shower cubicle, pedestal wash basin and low level WC, vinyl floor covering, radiator, part tiled walls, 2 UPVC double glazed windows.

GARDEN

Approximately 60' in length: Quite secluded. Brick and block shed, brick paved patio, wide pedestrian side access.

PARKING

Off road parking on own driveway.