

**HARRISON
INGRAM**

**Rochester Way
Eltham, SE9 1SP**



Offers in excess of £400,000

This may sound like an Estate Agents cliché, however, INTERNAL VIEWING of this VERY PRETTY cottage is an ABSOLUTE MUST to fully appreciate the WELL PRESENTED, BRIGHT and SPACIOUS accommodation on offer. Forming part of the EVER POPULAR Progress conservation area and being offered CHAIN FREE, we truly feel this delightful cottage will be a wonderful home for any first time buyer looking to step onto the property ladder. SUPERB LOCATION, being within close proximity of many amenities which include; ELTHAM MAINLINE STATION, local as well as high street shops, pubs, micro bars, restaurants, cinema complex with the newly opened "Sky" bar, leisure centre with swimming pool, acres of park/woodland and choice of numerous SOUGHT AFTER SCHOOLS, golf courses and bus routes which will easily take you to North Greenwich for the JUBILEE LINE and Woolwich for the DLR. The accommodation and features include; TWO BEDROOMS, through lounge, fitted kitchen which OPENS THROUGH through to the DINING ROOM and from here there is direct access to the CONSERVATORY, HUGE first floor bathroom which also has a shower cubicle, gas central heating, UPVC double glazed windows, EASY TO MAINTAIN front and rear gardens. ALL IN ALL, A REALLY LOVELY PROPERTY WHICH WOULD MAKE AN IDEAL HOME.

FRONT GARDEN

Pretty and easy to maintain.

ENTRANCE HALL

Double glazed entrance door, understairs storage/meter cupboard, laminate wood flooring to hall and fitted carpet to stairs.

THROUGH LOUNGE

16' 7" x 10' 6" (5.05m x 3.20m) Lovely size and bright room with leaded cottage style double glazed windows to front and leaded double glazed French patio doors leading onto the rear garden, attractive marble fireplace with real flame gas fire (not tested), radiator, fitted carpet.

KITCHEN

9' 9" x 10' 11" (2.97m x 3.33m) Extensively fitted with matching range of modern wall, base and drawer units, ample worktop surfaces, built in electric fan assisted double oven, 4 ring electric hob with extractor above, white inset sink unit with chrome mixer tap, integrated dishwasher, fridge, freezer and washing machine, tiled to splashback areas, laminate wood flooring, boiler for central heating and hot water, open plan through to:-

OPEN PLAN DINING ROOM

9' 7" x 7' 4" (2.92m x 2.24m) Laminate wood flooring, radiator, UPVC patio doors leading through to:-

CONSERVATORY

9' 5" x 9' 5" (2.87m x 2.87m) UPVC double glazed conservatory with door leading on to the rear garden, tiled floor, radiator.

LANDING

UPVC leaded cottage style window to front, access to loft, fitted carpet, radiator.

BEDROOM 1

13' 1" x 8' 10" (3.99m x 2.69m) UPVC double glazed window to rear overlooking the garden, inset ceiling spot lights, built in wardrobes, radiator, fitted carpet, dado rail.

BEDROOM 2

9' 6" x 7' 3" (2.90m x 2.21m) Leaded UPVC cottage style window to front, inset ceiling spot lights, radiator, fitted carpet.

BATHROOM

13' 4" x 7' 10" (4.06m x 2.39m) Fantastic size room with UPVC double glazed window to rear. Suite comprising panelled bath with chrome taps, pedestal wash hand basin with chrome taps, walk in shower cubicle and low level WC, laminate wood flooring, extensively tiled to splashback areas, heated towel rail, inset ceiling spot lights, airing cupboard housing hot water cylinder.

REAR GARDEN

Pretty, well stocked, secluded and easy to maintain garden which has lawn and patio areas, outside light and tap, shed.

PARKING

Plenty of on road parking with no restrictions.