



HARRISON INGRAM

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**Greenvale Road, Eltham, London,
SE9 1PF**



£350,000

RARE OPPORTUNITY to be able to be able to purchase an older style flat with FREEHOLD in Eltham, so if you are looking for a character home in a SOUGHT AFTER LOCATION, then we suggest an EARLY VIEWING of this FIRST FLOOR CONVERSION.

Forming part of an attractive Edwardian terrace built by locally renowned 'Corbett' within WALKING DISTANCE of Eltham Station, parks, bus and road links, local as well as high street shopping, restaurants, bars, pubs, cafes, Tudor Barn and the Pleasaunce.

We truly feel this would make an ideal first time purchase or long term investment as it is REALISTICALLY PRICED and is being offered CHAIN FREE - HIGHLY RECOMMENDED.

The property boasts bright accommodation, decorated in neutral colours throughout and also features a good size lounge with natural brick chimney breast, modern fitted kitchen, two bedrooms, bathroom with white suite, access to loft space, stripped floorboards, high ceilings, gas central heating, UVPC double glazed windows and much more.

ENTRANCE HALL

Hardwood entrance door, carpeted stairs leading to the first floor.

LANDING

Varnished floor boards, radiator, central heating thermostat.

LOUNGE

14' 2" x 12' 11" (4.32m x 3.94m) Double glazed bay window to front, feature brick wall to chimney breast with fireplace recess, picture rail, radiator, varnished floor boards, fitted shelving to recess x 2.

KITCHEN

10' 6" x 5' 11" (3.20m x 1.80m) Double glazed window to rear, fitted with matching range of wall, base and drawer units with chrome handles, built in stainless steel oven, new inset 4 ring stainless steel hob with stainless steel splashback and extractor, fridge/freezer, washing machine, inset stainless steel sink unit with chrome mixer tap, cupboard housing boiler for central heating and hot water system, varnished floor boards, tiled to splashback areas, ample worktop surfaces.

BEDROOM 1

14' x 8' 8" (4.27m x 2.64m) Double glazed window to rear, fitted wardrobes with overhead storage cupboards, radiator, varnished floor boards.

BEDROOM 2

10' x 9' (3.05m x 2.74m) Double glazed window to rear, varnished floor boards, radiator, fitted storage cupboards.

BATHROOM

Double glazed frosted window to rear, white suite comprising panelled bath with chrome mixer tap, independent shower unit, shower rail and curtain, vanity wash hand basin with chrome mixer tap and low level WC, tiled floor, chrome heated towel rail, extensively tiled to splashback areas.

GARDEN

Garden to front.