



HARRISON INGRAM

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**Domonic Drive, New Eltham,
London, SE9 3LQ**



£2,200 pcm

LOCATION, LOCATION, LOCATION - If this is a PRIORITY when looking for your next home, then we suggest you WASTE NO TIME IN VIEWING this incredibly bright and well proportioned SEMI DETACHED property.

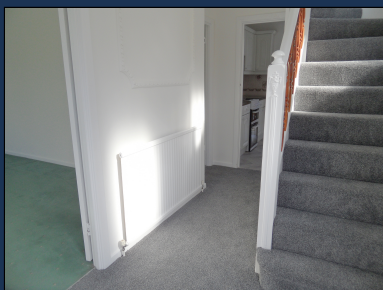
SUPERBLY SITUATED in a SOUGHT AFTER, tree lined road on the border of New Eltham and Chislehurst is this very well presented house within close proximity of popular state and private schools, local shops, bus routes, New Eltham station and a short drive to the extensive facilities of Chislehurst which offers a fantastic array of shops, bars, restaurants, boutiques, Sainsbury supermarket, and the infamous pond. There are some beautiful woodland and golf course nearby to also enjoy. The close by A20 offers routes into London and Kent.

Let's talk about the accommodation - ALL ROOMS ARE SPACIOUS, BRIGHT, WELL PROPORTIONED and offered in SUPERB CONDITION having been totally DECORATED IN NEUTRAL COLOURS and most floor coverings are brand new.

The property has has a lounge, separate dining room, fitted kitchen, THREE BEDROOMS (two double, one single) all with FITTED WARDROBES, bathroom, separate WC, big garden, garage with power and light, ample off road parking on own driveway, gas central heating, alarm system and double glazed.

The property will be available IMMEDIATELY and is UNFURNISHED. Please note; NO PETS, NO SMOKERS, NO STUDENTS, NO MULTI SHARERS.

ENTRANCE HALL



Part glazed UPVC entrance door, lovely and bright as you enter with double glazed windows to front and side, brand new fitted carpet to hall and stairs, smoke alarm, understairs storage/meter cupboard, alarm system, radiator.

LOUNGE



13' 8" x 12' 5" (4.17m x 3.78m) UPVC double glazed half bay part leaded light window to front, coved ceiling, feature fireplace with wood mantle/surround and coal effect fire, radiator, fitted carpet.

Important Notice - any areas, measurements or distances are approximate. The text, photographs, are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Harrison Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves upon inspection.

DINING ROOM



13' 8" x 11' 1" (4.17m x 3.38m) Lovely outlook over the garden and beyond with UPVC double glazed windows and French doors leading onto the patio, coved ceiling, radiator, brand new fitted carpet.

KITCHEN



11' 7" x 7' 8" (3.53m x 2.34m) Dual aspect room with double glazed windows to side and rear and door onto the patio, fitted with matching range of wall, base and drawer units, inset 1.5 bowl acrylic sink unit with chrome mixer tap, tiled to splashback area, vinyl floor covering, radiator, plumbed for washing machine, brand new electric cooker with extractor above, brand new fridge/freezer, ample worktop surfaces.

LANDING

Access to loft, brand new fitted carpet, smoke alarm, large frosted double glazed window to side.

BEDROOM 1

12' 5" x 11' 8" (3.78m x 3.56m) Double glazed half bay part leaded light window to front, excellent range of built in wardrobes incorporating hanging, shelving and overhead storage space, brand new fitted carpet, radiator.

BEDROOM 2



11' 1" x 10' 11" (3.38m x 3.33m) Large double glazed window to rear overlooking the garden and beyond trees, excellent range of built in wardrobes incorporating hanging, shelving and overhead storage space, brand new fitted carpet, radiator.

BEDROOM 3



9' 4" x 7' 11" (2.84m x 2.41m) 9' 4" x 7' 11" (2.84m x 2.41m) Dual aspect room with part coloured leaded light double glazed windows to front and side, double built in wardrobe with sliding doors with hanging and shelving space, brand new fitted carpet, radiator.

BATHROOM

Frosted double glazed window to side, white suite comprising panelled bath with mixer tap/shower attachment, sower rail and curtain, pedestal wash hand basin with chrome mixer tap, fully tiled walls, vinyl floor covering, radiator, built in cupboard housing boiler for central heating and hot water.

SEPARATE WC



Frosted double glazed window to rear, white low level WC, half tiled walls, vinyl floor covering.

GARDEN



Approx. 90' Mainly laid to lawn with shrub borders, large patio, outside tap, door to:-

GARAGE

Detached garage with power and light. Excellent space for extra storage or tumble dryer or additional freezer.

PARKING

Plenty of off road parking to the front on own driveway.