



Guide Price £475,000 Freehold



Purneys Road, Eltham, London SE9 6HU



## PROPERTY DESCRIPTION

GUIDE PRICE £475,000 - £500,000 • RE/MAX SELECT are delighted to offer for sale this 3 bedroom terraced house situated on a popular residential road close to schools, amenities, and transport links including Kidbrooke station. This property comprises 3 bedrooms, good-size living room, fitted kitchen, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, off-street parking and approximately 50ft rear garden.

Total Internal Area approx: 761.22 sq ft (70.72 sq m)





## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Laminate flooring, radiator, understairs cupboards; carpeted stairs leading to first floor.

#### Living Room

4.50m x 3.63m (14' 9" x 11' 11") Laminate flooring, feature fireplace, double glazed bay windows.

#### Kitchen

5.44m x 2.29m (17' 10" x 7' 6") Tiled-effect flooring; range of wood base units with complementary worktops and tiled splashback; stainless steel sink and drainer unit; space and connections for electric cooker; space and connections for fridge/freezer; space and connections for washing machine; space and connections for dryer, double glazed windows, door leading to rear garden.

### First Floor

#### Landing

Carpeted; access to loft.

#### Bedroom

3.25m x 2.79m (10' 8" x 9' 2") Carpeted, radiator, double glazed windows.

#### Bedroom

3.28m x 2.77m (10' 9" x 9' 1") Carpeted, radiator, double glazed windows.

#### Bedroom

2.39m x 2.32m (7' 10" x 7' 7") Carpeted, radiator, double glazed windows.

#### Family Bathroom

2.12m x 1.91m (6' 11" x 6' 3") Part-tiled walls, shower enclosure; vanity unit with wash-hand basin; w/c, radiator, double glazed frosted window.

### External

#### Front Driveway

Off street parking; block-paved.

#### Rear Garden

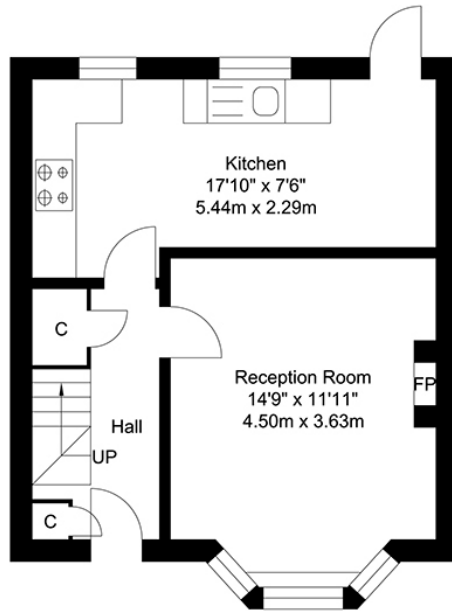
Approximately 50ft, south-west facing; patio, lawn.

### Information

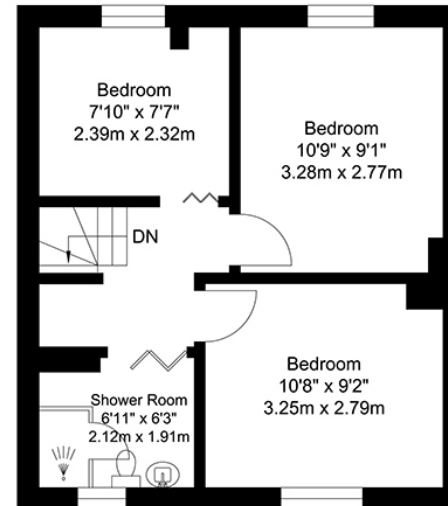
- 0.3 miles (approx) to Kidbrooke Station (direct to 5 London Terminal stations)
- 0.7 miles (approx) to Eltham Station (direct to 5 London Terminal stations)
- Close to A2 / M25
- Close to sought-after schools
- 0.2 miles (approx) to Kidbrooke Village
- Council Tax: Band C



# FLOORPLAN



Ground Floor  
Approximate Floor Area  
386.96 SQ.FT.  
(35.95 SQ.M.)



First Floor  
Approximate Floor Area  
374.26 SQ.FT.  
(34.77 SQ.M.)



TOTAL APPROX FLOOR AREA 761.22 SQ. FT / 70.72 SQ. M  
For Identification Purposes Only.

