



HARRISON INGRAM

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**Arsenal Road, Eltham, London,
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£410,000

This in our opinion is a FANTASTIC OPPORTUNITY for those of you looking for a REALISTICALLY PRICED, CHAIN FREE HOME in a GREAT LOCATION.

Forming part of the ever popular 'Progress' CONSERVATION area, we are absolutely delighted to be able to offer this very attractive cottage which offers bright accommodation and offers the potential to EXTEND (subject to planning) to your own taste, style and budget.

As already mentioned, you will be spoiled by the LOCATION as you are within easy reach of all necessary amenities including local as well as high street shopping, bars, pubs, restaurants, coffee shops, mainline station, bus routes including short ride to the Elizabeth Line or DLR, choice of sought after schools, cinema complex, leisure centre with swimming pool, golf courses, Eltham Palace, Well Hall Pleasaunce, The Tudor Barn, acres of parkland and woodland - superb in every way!

The accommodation and features include; lounge with feature fireplace, fitted kitchen, TWO GOOD SIZE BEDROOMS, SPACIOUS modern bathroom, neutral decor, period features, gas central heating, double glazed, pretty front and rear gardens.

ENTRANCE HALL

Part glazed entrance door, slate tiled floor to hall and fitted carpet to stairs.

LOUNGE

4.65m x 3.65m (15' 3" x 12' 0") Double glazed leaded light cottage style window to front, coved ceiling, feature cast iron fireplace with picture tiled inset and tiled hearth, radiator, stripped floorboards, deep understairs storage/meter cupboard, shelving to alcove, door through to:-

KITCHEN

5.03m x 1.72m (16' 6" x 5' 8") Double glazed leaded light cottage style window to rear and door to garden, coved ceiling, built in stainless steel electric oven, inset 4 ring gas hob, quarry tiled flooring, modern double bowl enamel 'butler' style sink with chrome mixer tap, matching base, drawer and wall units, fridge/freezer, built in oven and hob, boiler for central heating and hot water, deep built in larder cupboard.

LANDING

Access to loft, stripped floorboards.

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.

BEDROOM 1

4.04m x 2.83m (13' 3" x 9' 3") Double glazed leaded cottage style window to front, feature cast iron fireplace, radiator, stripped floorboards, built in storage cupboard.

BEDROOM 2

3.54m x 2.72m (11' 7" x 8' 11") Double glazed leaded cottage style window to rear overlooking garden, feature cast iron fireplace, radiator, stripped floorboards, inset chimney recess.

BATHROOM

2.56m x 2.21m (8' 5" x 7' 3") Spacious and stylish with frosted double glazed leaded cottage style window to rear, inset ceiling spot lights, modern white suite with roll top bath with chrome mixer tap and hand shower, 'bowl' style wash hand basin with chrome mixer tap and low level WC chrome heated towel rail, fully tiled wall to bath area.

GARDEN

Approx. 70'. With two decked patios, lawn and established shrubs, shed.