



**HARRISON INGRAM**

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**Blunts Road, Eltham, London, SE9  
1HX**



**£440,000**

**RARE OPPORTUNITY to be able to purchase an END OF TERRACE property with ample OFF ROAD PARKING in this SUPERB LOCATION!!!!**

This delightful PERIOD COTTAGE is being offered CHAIN FREE, priced to sell and is within a FANTASTIC LOCATION being on the DOORSTEP OF ELTHAM HIGH STREET with an excellent selection of shops, supermarkets, pubs, bars, coffee shops, restaurants, SOUGHT AFTER SCHOOLS, cinema complex with sky bar, leisure centre with swimming pool and numerous bus routes.

Acres of parkland, golf courses, ELTHAM MAINLINE STATION, Eltham Palace, Well Hall Pleasaunce, The Tudor Barn, plus the A2 & A20 road links are all within CLOSE PROXIMITY.

We would suggest making an EARLY APPOINTMENT TO VIEW to avoid CERTAIN DISAPPOINTMENT.

The accommodation and features include; a bright lounge open to the fitted KITCHEN/DINER with appliances, door to patio area and GARDEN, TWO BEDROOMS, FANTASTIC added benefit of OFF STREET PARKING. There is also the opportunity to extend, subject to usual planning permission.

#### LOUNGE



13' x 11' 5" (3.96m x 3.48m) Hardwood entrance door, double glazed window to front, coved ceiling, radiator, laminate wood flooring, attractive feature fireplace, shelving, understairs storage/meter cupboard, open plan staircase with fitted carpet, open through to:-

#### KITCHEN/DINER



13' x 10' (3.96m x 3.05m) Double glazed window to rear, door to garden, coved ceiling, range of matching wall, base and drawer units, ample worktop space with tiled splashbacks, inset stainless steel sink unit with mixer tap, built in electric oven and inset four ring gas hob and oven with extractor above, boiler for central heating and hot water, laminate wood flooring, radiator.

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.

## LANDING

Fitted carpet, coved ceiling.

## BEDROOM ONE



10' 2" x 11' 3" (3.10m x 3.43m) Double glazed window to front, coved ceiling, radiator, fitted carpet, access to loft, double fitted wardrobe x 2.

## BEDROOM TWO



10' 2" x 6' 8" (3.10m x 2.03m) Double glazed window to rear, coved ceiling, radiator, fitted carpet.

## BATHROOM

7' x 6' 3" (2.13m x 1.91m) Lovely size room with frosted double glazed window to rear, coved ceiling with inset spot lights, white suite comprising panelled bath with chrome taps, independent electric shower, shower screen, pedestal wash hand basin with chrome taps and low level WC, fully tiled walls, radiator, vinyl flooring.

## GARDEN



Mainly laid to lawn, paved area, side gate, shed.

## PARKING

Ample off road parking on own paved driveway.