



HARRISON INGRAM

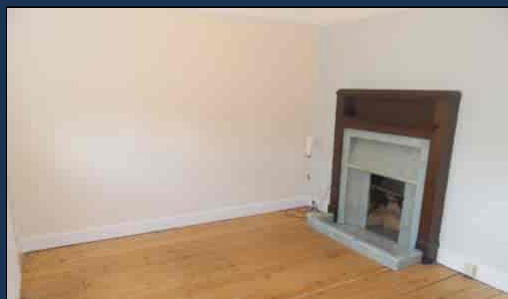
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**Phineas Pett Road, Eltham,
London, SE9 6RQ**



Offers in Excess of £550,000

WOW, this end of terrace cottage is a real "HIDDEN GEM".

If you are looking for a new home in a GREAT LOCATION and offering deceptively SPACIOUS ACCOMMODATION, then we suggest you WASTE NO TIME IN VIEWING this DELIGHTFUL cottage which also had the added benefit of previous planning permission for a TWO STOREY SIDE EXTENSION and offered with NO ONWARD CHAIN.

Forming part of the EVER POPULAR Progress CONSERVATION AREA, within CLOSE PROXIMITY OF MANY 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 property offers many modern conveniences yet still RETAINS MUCH ORIGINAL CHARM AND CHARACTER. The accommodation and features include; two reception rooms, FULLY FITTED KITCHEN, THREE DOUBLE BEDROOMS, bathroom with white suite, gas central heating, UPVC double glazed windows and a HUGE, PARKLIKE GARDEN which is very secluded.

ENTRANCE HALL

Part glazed cottage style entrance door, under stairs storage/meter cupboard, central heating thermostat, radiator, fitted carpet to hall and turning staircase and fitted coconut mat to door threshold.

LOUNGE



13' 10" x 10' 4" (4.22m x 3.15m) Cottage style UPVC double glazed window to front, picture rail, stripped floor, beautiful tiled feature fireplace with wood surround and mantle, 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.

DINING ROOM



14' 6" x 12' 2" (4.42m x 3.71m) Cottage style UPVC double glazed windows to side overlooking garden, picture rail, stripped floor boards, brick feature working fireplace, built in storage cupboard housing boiler for central heating and hot water, second built in storage cupboard, radiator, door to:-

KITCHEN



12' 10" x 9' 8" (3.91m x 2.95m) Cottage style UPVC double glazed window to rear overlooking garden, part glazed door to garden. Fantastic room blending "old with new". Extensively fitted with modern, white "high gloss" wall, base and drawer units with chrome handles, fridge/freezer, washer/dryer, 5 ring stainless steel range with large stainless steel splash back and extractor, worktop lighting, granite worktop surfaces, natural brickwork to one wall, inset stainless steel sink unit with trendy chrome mixer tap, slate tiled floor, very attractive fitted wall dresser with coloured glass display unit with light.

LANDING

Cottage style UPVC double glazed window to front, fitted carpet, dado rail.

BEDROOM 1



13' 10" x 10' 1" (4.22m x 3.07m) Cottage style UPVC double glazed windows to side overlooking garden, picture rail, radiator, stripped floor boards, built in storage cupboard.

BEDROOM 2



10' 6" x 9' 8" (3.20m x 2.95m) Cottage style UPVC double glazed windows to front, picture rail, radiator, stripped floor boards.

BEDROOM 3



13' 3" x 8' 6" (4.04m x 2.59m) Cottage style UPVC double glazed window to rear overlooking garden, picture rail, stripped floor boards, radiator.

BATHROOM



Frosted cottage style UPVC double glazed window to rear, white suite comprising panelled bath with chrome taps, independent overhead shower, shower rail and curtain, vanity wash hand basin with chrome taps and high flush WC, radiator, inset ceiling spot lights, fully tiled to splash back areas.

GARDEN



Beautiful secluded garden surrounding the cottage, patio area, LARGE lawned areas with well stocked borders and numerous established trees, pedestrian side access.