



HARRISON INGRAM

156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Marlowe Gardens, Eltham,
London, SE9 1AB**



£230,000

Forming part of this small, INCREDIBLY QUIET and PRIVATE development is this ONE BEDROOM, GROUND FLOOR FLOOR FLAT which has direct access to OWN SECTION OF GARDEN and being offered CHAIN FREE.

The property offers bright, spacious accommodation which is ideal for the busy professional or if you are looking to downsize. Situated within easy walking distance of the Eltham High Street which offers an array of shops, bars, restaurants, sports centre with swimming pool, cinema complex with new SKY BAR, acres of open park/woodland, bus routes and close to choice of Mottingham and Eltham mainline stations.

The property boasts SHARE OF FREEHOLD with lease over 900 years, GARAGE en-bloc, SPACIOUS lounge with direct access to GARDEN, kitchen with APPLIANCES, bathroom with white suite and neutral decor.

In addition, the property benefits from electric heating, secure entryphone system and CCTV in the communal areas and landscaped communal gardens.

THIS IS DEFINITELY A PROPERTY THAT WILL NOT REMAIN AVAILABLE FOR LONG, EARLY VIEWING IS HIGHLY RECOMMENDED.

COMMUNAL HALL

Accessed via security entry phone system.

ENTRANCE HALL

Hardwood entrance door with spy hole, main electric fuse box, fitted carpet, entry phone, fitted shoe cupboard.

LOUNGE



Double glazed sliding patio doors leading directly on to garden, electric heater x 2, laminate wood flooring, thermostat, telephone point, open plan through to:-

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.

KITCHEN



Window to rear overlooking garden, range of matching wall, base and drawer units, inset stainless steel sink unit with chrome mixer tap, fridge/freezer, electric cooker, washing machine, tiled to splashback areas, vinyl tiled floor, worktop surfaces,

INNER HALL

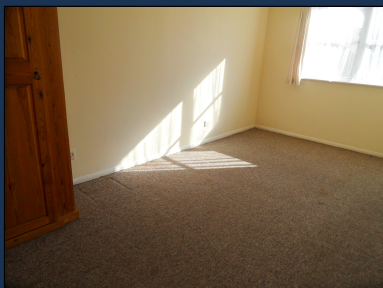
Laminate wood flooring, electric heater, thermostat, very deep built in airing cupboard.

BATHROOM



White suite comprising panelled bath with chrome mixer tap/shower attachment, independent shower unit, shower rail and curtain, pedestal wash hand basin with chrome taps and low level WC, extractor, extensively tiled walls, chrome heated towel rail, vinyl floor covering, mirror with light/shaver socket above.

BEDROOM



Window to rear overlooking garden, coved ceiling, fitted carpet, electric heater, built in full height wardrobes and also incorporating drawer unit, thermostat.

GARDEN

Door from lounge directly onto own section of garden as well as landscaped communal grounds and a clothes drying area.

GARAGE

En-bloc.