



**HARRISON INGRAM**

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**Court Road, Eltham, London, SE9  
5NU**



**offers in Excess of £480,000**

This may sound like an Estate Agents cliché, however, **EARLY VIEWING IS ESSENTIAL** to **AVOID DISAPPOINTMENT!!!!**

This attractive house is situated in a **HIGHLY SOUGHT AFTER LOCATION**, offers **READY TO MOVE INTO** accommodation, is **CHAIN FREE** and **REALISTICALLY PRICED**.

Let's start with the location - quietly tucked away behind hedging on **COURT ROAD**, being enviably situated within close proximity of **Mottingham Station**, local shops as well as **Eltham High Street** which offers an array of shops, supermarkets, restaurants, coffee shops, pubs, bars, cinema complex and leisure centre, **Eltham Palace**, **Royal Blackheath golf course**, **The Tarn Bird Sanctuary** and bus routes are on the **SAME ROAD!!!**

The house had been **ENJOYED** by the same person for many years which is clearly evident, as a lot of thought and expense has been put in to making this a **WONDERFUL HOME**.

The accommodation and features include; welcoming lounge/diner with cherry wood flooring and full width bi-fold doors leading on to the gorgeous garden which also offers privacy, fully equipped modern kitchen, ground floor cloakroom which is great when having guests, three good size bedroom (two with built in wardrobes), smart modern shower room, pull down ladder leading to a loft room, modern flooring and decor, internal and external electric blinds, rewired approx. 3 years ago, security alarm system and cameras (needs re-connecting), UPVC double glazed and gas central heating.

All in all, a "GEM" of a property that really does warrant **INTERNAL VIEWING**.

#### FRONT EXTERIOR

Quietly set behind hedging and accessed via pathway from Court Road. Easy to maintain paved front garden.

#### ENTRANCE HALL

Accessed via attractive part ledged UPVC double glazed entrance door, coved ceiling, cherry wood flooring to hall and fitted carpet to the stairs, radiator, built in storage/meter cupboard with electric main fuse box.

#### CLOAKROOM

Frosted UPVC double glazed window to front, inset ceiling spot lights, white suite comprising vanity wash hand basin with chrome mixer tap, low level WC, storage cupboards, extractor, tiled floor, tiled walls, radiator.

#### LOUNGE/DINER

Wonderful room with full width bi-folding doors leading on to the well planned garden, air conditioning unit, dimmer inset ceiling lights above bi-fold doors to give "mood" lighting, radiator x 2, cherry wood flooring.

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

Well thought out kitchen with UPVC double glazed window to the front, extensive range of matching wall, base and drawers unit with chrome handles, ample worktop space, inset sink unit with mixer tap, boiler for central heating and hot water, tiled to splashback areas, tiled floor, built in "Neff" double ovens, inset 4 ring gas hob with extractor above, integrated fridge/freezer, dishwasher, washing machine, further separate fridge and freezer.

## LANDING

Access with pull down ladder to the loft room, coved ceiling, deep built in storage cupboard, fitted carpet.

## BEDROOM 1

UPVC double glazed windows to front, coved ceiling with inset ceiling spot lights, double built in wardrobe with mirror fronted sliding doors, radiator, fitted carpet.

## BEDROOM 2

UPVC double glazed windows to the rear overlooking the garden, coved ceiling with inset spot lights, double built in wardrobe with mirror sliding doors, radiator, fitted carpet, air conditioning unit.

## BEDROOM 3

UPVC double glazed window to rear, coved ceiling, radiator, fitted carpet.

## SHOWER ROOM

Frosted UPVC double glazed window to front, inset ceiling spot lights, white suite comprising large walk in shower, vanity wash hand basin with chrome mixer tap and low level WC, extractor, fully tiled walls, tiled floor, heated "ladder" style towel rail, electric radiator.

## LOFT ROOM

UPVC double glazed windows to rear overlooking treeline, amazing space for extra storage, power and light, eaves storage.

## REAR GARDEN

What a wonderful and well designed outside space for both relaxing and entertaining. Easy to maintain as it is completely decked with clever use of wall mirrors, outside lighting, storage cupboard, electric shutters.