



HARRISON INGRAM

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**Kingsground, Eltham, London,
SE9 5EX**



£285,000

This may sound like an "Estate Agents" cliché, however, viewing of this REALISTICALLY PRICED first floor maisonette is HIGHLY RECOMMENDED as it offers CHAIN FREE and SPACIOUS accommodation with its OWN GARDEN.

The property has been enjoyed by the same owner for the past 20 years and offers clean, bright accommodation that now requires some updating which has been more than reflected in the asking price. If you are looking for a home where you can style to your OWN TASTE and more importantly BUDGET, then we are confident that this property could be for you.

The property is SUPERBLY SITUATED being within easy reach of local as well as high street shopping, bus routes, cafes, bars and restaurants, open parkland, Eltham Palace, pedestrian walkway leading to open fields with horses, choice of schools, Bob Hope Theatre, Royal Blackheath Golf Course, A2 and A20 road links, bus routes and for the BUSY COMMUTER, there is the choice of Eltham or Mottingham Stations.

This property is definitely one to put on top of your viewing list.

The accommodation and features include; own private entrance, spacious lounge, two double bedrooms, kitchen, bathroom, gas central heating, NEW ROOF, double glazed and OWN GARDEN and NEW ROOF.

ENTRANCE HALL

Part glazed entrance door with stairs leading to the first floor, cupboard housing gas meter.

LANDING

Access to insulated loft, cupboard housing electric meter, radiator, carpet as fitted.

LOUNGE

Double glazed window to front, picture rail, feature fireplace, radiator, carpet as fitted.

KITCHEN

Bright room with double glazed windows to side and rear, fitted wall, base and drawer units, inset acrylic sink unit with mixer tap, ample worktop space, plumbed for washing machine, tiled to splashback areas, boiler for central heating and hot water, vinyl floor covering, radiator.

BEDROOM 1

Double glazed window to rear, radiator, carpet as fitted.

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 2

Double glazed window to front, wall to wall fitted wardrobes, carpet as fitted, radiator.

BATHROOM

Frosted double glazed window to side, suite comprising panelled bath, wash hand basin and low level WC, tiled walls, vinyl floor covering.

GARDEN

Own private garden.