



HARRISON INGRAM

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**Crookston Road , Eltham, London,
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Offers in Excess of £600,000

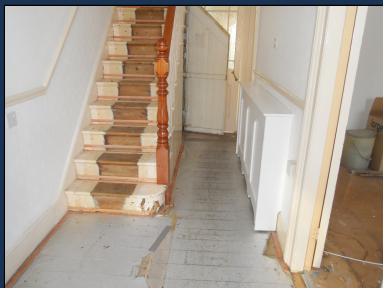
This "Corbett" built house has been ENJOYED BY THE SAME FAMILY for many, many years and we feel this is a FANTASTIC OPPORTUNITY for those of you looking for a period built property that offers original features and scope to extend (subject to usual planning consents), UPDATE TO YOUR OWN STYLE. TASTE and most importantly YOUR OWN BUDGET.

We are CONFIDENT that the property will attract a lot of interest as it is REALISTICALLY PRICED, CHAIN FREE and would make a beautiful home for a new family to take over and equally enjoy for many years - EARLY VIEWING IS HIGHLY RECOMMENDED.

Situated in POPULAR ROAD with Castle Woods on the doorstep and is SUPERBLY LOCATED for SOUGHT AFTER SCHOOLS, local as well as high street shopping, bars, pubs, coffee shops, cinema complex, golf courses, Eltham Palace, choice of PARKS AND acres of WOODLAND, bus routes and for the BUSY COMMUTER, ELTHAM STATION is very close by.

he features and accommodation include; easy to manage front garden which could be a driveway to create off road parking (subject to permission for a crossover), entrance hall with access to CELLAR, large traditional lounge, separate dining room, fitted kitchen, ground floor shower room, landing with access to loft (could be converted with permission), THREE GOOD SIZE BEDROOMS, family bathroom with BRAND NEW white suite, gas central heating, double glazing, SOUTH FACING ASPECT approx. 100' rear garden and period features.

ENTRANCE HALL



Part glazed entrance door, coved ceiling with decorative centre rose, picture rail, dado rail, radiator behind decorative cover, door to understairs cupboards housing meters and mains electric fuse box, hatch leading to:-

CELLAR

Ideal for extra storage.

LOUNGE



0m x 0m (0' 0" x 0' 0") Large double glazed bay window to front, coved ceiling with decorative centre rose, picture rail, high skirting, radiator, wall light points, feature fireplace with electric fire.

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



Double glazed window to rear overlooking garden, picture rail, radiator, fitted gas fire with back boiler for central heating/hot water, deep built in storage cupboard housing hot water cylinder, door to shower room and door to:-

KITCHEN

Double glazed window to rear and UPVC door leading on to the patio, matching range of wall, base and drawer units, built in stainless steel electric oven, inset 4 ring gas hob with stainless steel extractor above, inset stainless steel sink with with chrome mixer tap, worktop surfaces, tiled to splashback area, plumbed for washing machine.

SHOWER ROOM



Frosted double glazed windows to rear and side, shower cubicle, white suite comprising low level WC and small wash hand basin, fully tiled walls, tiled floor, radiator, extractor, wall mounted heater.

LANDING

Access to loft with skylight, dado rail.

BEDROOM 1

Large double glazed bay window to front, picture rail, feature cast iron fireplace, double built in wardrobe, built in storage cupboard, radiator.

BEDROOM 2

Window to rear overlooking garden with far reaching views, picture rail, double built in wardrobe x 2, built in storage cupboard, feature cast iron fireplace, radiator.

BEDROOM 3

Double glazed window to front, picture rail, feature cast iron fireplace, radiator, built in wardrobe, built in shelving unit.

BATHROOM



Frosted double glazed window to rear, brand new white suite comprising panelled bath with chrome mixer tap/shower attachment, brand new shower pump, glass shower screen, wash hand basin with chrome mixer tap and low level WC, fully tiled to splashback areas, radiator.

GARDEN



Approx. 100' South facing aspect. Large paved patio with graduating steps leading down to the lawn area, established shrub borders, outside tap, shed.