



HARRISON INGRAM

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**Appleton Road, Eltham, London,
SE9 6NY**



£470,000

Properties in this locality ALWAYS PROVE POPULAR with first time buyers and young families because of the close proximity to MANY AMENITIES and this WELL PRESENTED, SEMI DETACHED house will prove to be no exception.

The property is located just a short walk away from both Eltham Station and Kidbrooke Station which both offer fast and frequent direct services into London Bridge, Waterloo East, Cannon Street, Charing Cross & London Victoria.

Eltham High Street can be found a short distance away and offers comprehensive shopping, bars, restaurants, cinema with sky bar. There are also local shopping facilities at Well Hall with Micro Bar and the Tudor Barn.

Locally, there are also very popular schools which BOAST excellent Ofsted ratings, choice of sports centres/gyms, acres of park/woodland including; Oxleas Wood with Severndroog Castle, the beautiful Art Deco Eltham Palace, Bob Hope Theatre and Well Hall Pleasaunce and golf courses can all be found. Buses to both the O2/Jubilee Line and Greenwich are only a short walk away.

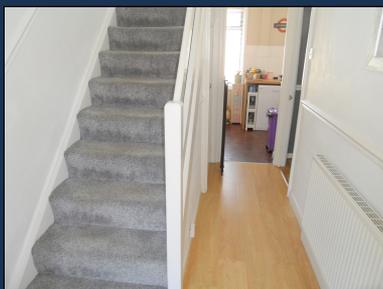
The accommodation and features include three good sized bedrooms, lounge, fitted kitchen/diner, first floor shower room, gas central heating (not tested), double glazing, garden with workshop and ample off road parking. There is also the scope to EXTEND (subject to planning).

Internal viewing highly recommended to fully appreciate.

ENTRANCE PORCH

Fully enclosed via double doors and double glazed side lights, laminate wood flooring.

ENTRANCE HALL



Part glazed entrance door, coved ceiling, dado rail, radiator, understairs storage cupboard housing central heating boiler, fitted cupboard housing meters, laminate wood flooring to hall and fitted carpet to stairs.

LOUNGE



4.90m x 3.61m (16' 1" x 11' 10") Double glazed bay window to front, coved ceiling, dado rail, wall light points, feature fireplace with tiled inset and hearth, fitted gas fire (not tested), 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/DINER



Double glazed windows to rear overlooking garden and stable style door leading onto garden. Fitted with matching range of wall, base and drawer units with chrome handles, extractor, extensively tiled to splashback areas, inset 1.5 bowl enamel sink unit with chrome mixer tap, ample worktop surfaces, plumbed for washing machine, vinyl tiled floor, radiator.

LANDING

Double glazed window to side, access to loft, coved ceiling, dado rail, fitted carpet, double built in overstairs storage cupboard.

BEDROOM 1

3.38m x 2.70m (11' 1" x 8' 10") Double glazed window to front, radiator, laminate wood flooring.

BEDROOM 2



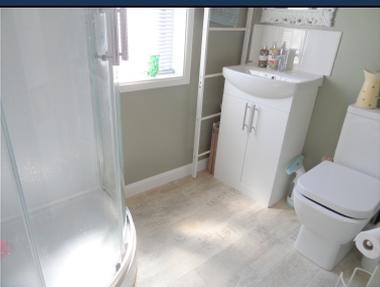
3.31m x 2.82m (10' 10" x 9' 3") Double glazed window to rear overlooking garden, dado rail, radiator, laminate wood flooring.

BEDROOM 3



2.59m x 2.27m (8' 6" x 7' 5") Double glazed window to rear overlooking garden, radiator, dado rail, laminate wood flooring.

SHOWER ROOM



Frosted double glazed window to front. Modern white suite comprising shower cubicle with curved sliding doors, vanity wash hand basin with chrome mixer tap and storage cupboard under, low level WC, extractor, tiled to splashback areas, vinyl floor covering, ladder style radiator.

GARDEN



Approx. 60'. Large patio area to leading onto the lawn, huge brick built outhouse with up and over door, power and light, wide side pedestrian access, 2nd brick built workshop with power and light, outside tap.

PARKING

Ample off road parking on own driveway.