



HARRISON INGRAM

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**Langbrook Road, Kidbrooke,
London, SE3 8QZ**



£480,000

LOOKS CAN DEFINITELY BE DECEIVING!!!! Only on INTERNAL VIEWING can you only really begin to appreciate the DECEPTIVELY SPACIOUS accommodation this REALISTICALLY PRICED, CHAIN FREE mid terraced house has to offer.

Properties in this locality ALWAYS PROVE POPULAR with young families because of the close proximity to MANY AMENITIES, being 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.

Decorated in neutral colours throughout, the property also includes lounge, FITTED kitchen, FOUR BEDROOMS, ground floor FITTED bathroom, first floor WC, floor coverings, garden backing onto playing fields, UPVC double glazed and gas central heating.

ENTRANCE

UPVC double glazed entrance door with frosted side light, radiator, laminate wood flooring to hall and fitted carpet to stairs, cupboard housing electric meter and main fuse box, central heating thermostat, understairs storage cupboard.

LOUNGE

16' x 13' 5" (4.88m x 4.09m) UPVC double glazed bay window to front, radiator, laminate wood flooring.

KITCHEN

10' 10" x 7' 11" (3.30m x 2.41m) UPVC double glazed window to rear and frosted UPVC double glazed door to garden, fitted with matching range of wall, base and drawer units with chrome handles, inset stainless steel sink unit with chrome mixer tap, built in stainless steel electric oven, inset 4 ring gas hob with stainless steel extractor above, ample worktop surfaces, fridge/freezer, washing machine, cupboard housing boiler for central heating and hot water, cupboard housing gas meter, radiator, tiled to splashback areas, tiled floor.

BATHROOM

Frosted UPVC double glazed window to rear, white suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC, radiator, mirror, extractor. tiled walls and tiled floor.

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.

LANDING

Access to loft, deep built in storage cupboard, laminate wood flooring.

BEDROOM 1

12' 6" x 10' 4" (3.81m x 3.15m) UPVC double glazed window to front, radiator, laminate wood flooring.

BEDROOM 2

13' 1" x 9' (3.99m x 2.74m) UPVC double glazed window to rear overlooking the garden, laminate wood flooring, radiator.

BEDROOM 3

10' 9" x 9' 2" (3.28m x 2.79m) UPVC double glazed window to front, radiator, laminate wood flooring.

BEDROOM 4

10' 9" x 7' 1" (3.28m x 2.16m) UPVC double glazed window to rear overlooking the garden, laminate wood flooring, radiator.

SEPERATE W.C

Frosted UPVC double glazed window to rear, white low level WC and corner wash hand basin with chrome mixer tap, radiator, tiled floor.

GARDEN

Approx. 55ft large paved patio leading on to the lawn area, side pedestrian access, shed.