



**HARRISON INGRAM**

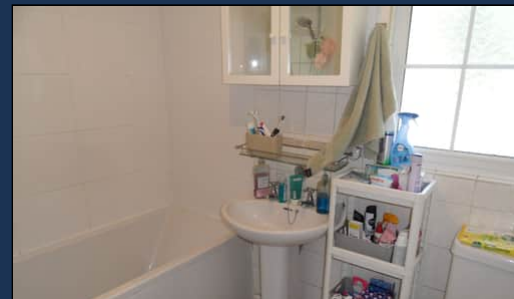
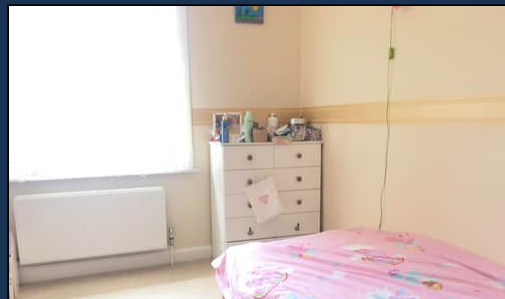
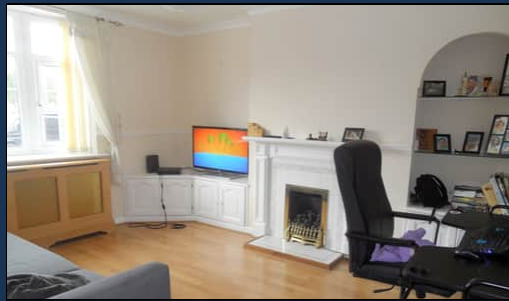
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**Pinnell Road, London, SE9 6AJ**



**£1,800 pcm**

This may sound like an "Estate Agents" cliché, however, INTERNAL VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS ACCOMMODATION this house has to offer.

Conveniently situated for many amenities including choice of MAINLINE STATIONS for the busy commuter, high street shopping, parks, bus routes, road links and schools.

The property boasts; lounge with feature fireplace, fitted KITCHEN/DINER, THREE VERY GOOD SIZE BEDROOMS, bathroom with white suite, decorated in neutral colours throughout, gas central heating, UPVC double glazing, lovely and easy to maintain garden, off road parking on own driveway and lots of storage space.

ALL IN ALL, A REALLY LOVELY HOME. Available:- END OF AUGUST 2024.

## PORCH

Fully enclosed and accessed via UPVC double glazing sliding doors, tiled floor.

## ENTRANCE HALL

UPVC double glazed entrance door, coved ceiling, dado rail, wood flooring to hall and fitted carpet to the stairs, radiator behind decorative cover, built in storage cupboard housing gas meter, understairs storage cupboard, timer for central heating and hot water.

## LOUNGE

14' 7" x 13' 6" (4.44m x 4.11m) Lovely bright room with UPVC double glazed bay window to front, coved ceiling with centre rose, dado rail, radiator behind decorative cover, wood flooring, fitted low level storage/display cabinets and fitted glass shelving, feature fireplace with wooden surround and tiled inset/hearth and fitted gas fire, dado rail.

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

20' 8" x 9' 2" (6.30m x 2.79m) Fantastic size room for entertaining. UPVC double glazed window to rear and UPVC double glazed door to garden, Inset ceiling spot lights, extensively fitted with modern range of matching wall, base and drawer units including glass display unit, built in electric oven and inset 4 ring gas hob with extractor above, granite effect worktop surfaces, inset 1.5 bowl sink unit with chrome mixer tap, boiler for central heating and hot water, dishwasher, washing machine, integrated fridge and freezer, vinyl tiled floor, extensively tiled to splashback areas, radiator, large built in storage cupboard with double glazed window to rear, further built in storage cupboard with light.

## LANDING

Access to boarded loft with pull down ladder, dado rail, fitted carpet.

## BEDROOM 1

14' 7" x 13' 6" (4.44m x 4.11m) UPVC double glazed window to front, picture rail, wood flooring, radiator.

## BEDROOM 2

13' 6" x 10' 7" (4.11m x 3.23m) UPVC double glazed window to rear overlooking garden, wood flooring, radiator.

## BEDROOM 3

10' 6" x 10' (3.20m x 3.05m) Great size third bedroom with UPVC double glazed window to front, radiator, built in storage cupboard, fitted carpet.

## BATHROOM

Frosted UPVC double glazed window to rear, white suite comprising panelled bath with shower above, pedestal wash hand basin with chrome taps and low level WC, inset ceiling spot lights, radiator, fully tiled walls, laminate wood flooring, radiator.

## GARDEN

Approx. 60' Very easy to maintain garden with large front and rear paved patios and lawn area, outside tap and light.

## PARKING

Off road parking on own paved driveway.