



HARRISON INGRAM

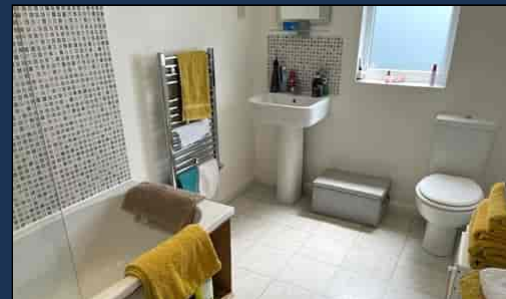
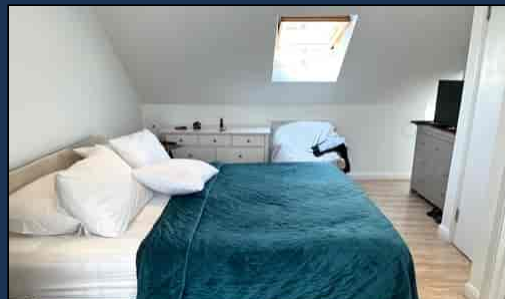
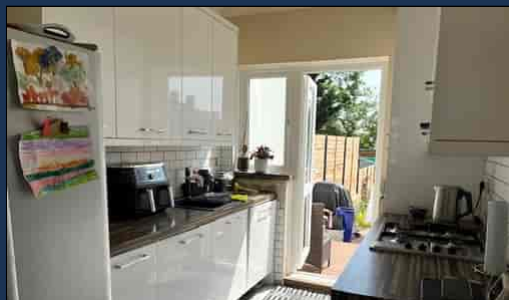
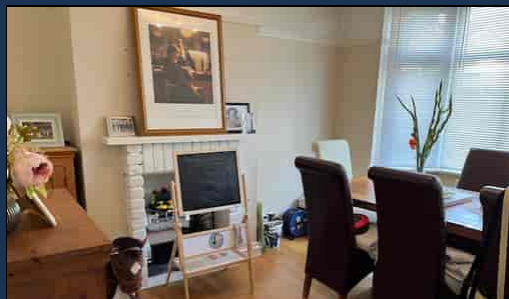
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**Dairsie Road, Eltham, London,
SE9 1XJ**



Offer in Excess of £630,000

This EXTENDED home been ENJOYED by the same family for MANY YEARS and after much consideration they have made the decision to downsize and allow new owners to take over to equally enjoy.

We are CONFIDENT that this property will attract a lot of interest as it is REALISTICALLY PRICED, CHAIN FREE and would make a beautiful home and still has the potential of being further EXTENDED (subject to planning).

Situated in a quiet, tree lined SOUGHT AFTER road being within close proximity of highly acclaimed schools, Eltham Park, Castle and Oxleas woods, choice of Eltham or Falconwood Stations, local as well as high street shopping facilities with an array of restaurants, coffee shops, pubs, bars, supermarkets, cinema and sports complex with swimming pool, golf courses, Eltham Palace and bus routes.

The accommodation and features include lounge, separate dining room, fitted kitchen with appliances, FOUR BEDROOMS, TWO BATHROOMS (en-suite to master bedroom), gas central heating, double glazing and SOUTH FACING GARDEN.T

ENTRANCE PORCH

Fully enclosed with tiled floor.

ENTRANCE HALL

Part glazed entrance door, coved ceiling, picture rail, laminate wood flooring to hall and fitted carpet to stairs, dado rail, understairs storage cupboard, radiator.

RECEPTION 1

0m x 0m (0' 0" x 0' 0") Double glazed bay window to front, coved ceiling, picture rail, laminate wood flooring, feature fireplace, radiator.

RECEPTION 2



UPVC double glazed sliding patio doors leading on the the garden, coved ceiling with inset spotlights, picture rail, laminate wood flooring, feature brick fireplace, radiator.

KITCHEN



UPVC double glazed window to rear and door leading onto the patio, matching range of wall, base and drawer units with chrome handles, built in electric stainless steel double oven, inset stainless steel 4 ring gas hob with extractor above, inset acrylic sink unit with mixer tap, ample worktop surfaces, tiled to splashback areas, tiled floor, integrated dishwasher and washing machine, built in larder cupboard, coved ceiling with inset spotlights.

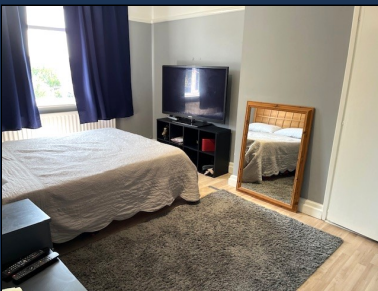
FIRST FLOOR LANDING

Fitted carpet to landing and stairs leading to the top floor, smoke alarm.

BEDROOM 2

UPVC double glazed bay window to front, coved ceiling, picture rail, laminate wood flooring, radiator.

BEDROOM 3



UPVC double glazed window to rear overlooking the garden, coved ceiling, picture rail, laminate wood flooring, double built in wardrobe, radiator, smoke alarm.

BEDROOM 4



UPVC double glazed window to front, coved ceiling, picture rail. laminate wood flooring, radiator.

FAMILY BATHROOM



Spacious room with frosted UPVC double glazed window to rear, smart white suite comprising tiled panelled bath with chrome mixer tap/shower attachment, large walk in shower with glass screen, vanity wash hand basin with storage cupboards under, low level WC with concealed cistern, shaver point, inset ceiling spotlights, extractor, radiator, fully tiled walls and floor.

TOP FLOOR LANDING

Inset ceiling spotlights, smoke alarm, laminate wood flooring.

MASTER BEDROOM



Velux windows to front and UPVC double glazed windows to rear overlooking the garden, inset ceiling spotlights, smoke alarm, laminate wood flooring, radiator, door to:

EN-SUITE BATHROOM

Frosted UPVC double glazed window to rear, white suite comprising bath with chrome mixer tap/shower attachment, glass shower screen, pedestal wash hand basin with chrome mixer tap, low level WC, fully tiled walls to bath area and tiled splashback, inset ceiling spotlights, extractor, tiled floor, chrome heated towel rail, shaver point.

REAR GARDEN

Very sunny South facing aspect, large full width patio with steps leading down to the lawn, shrub borders, outside tap.