



## 47 Elmers Road, Woodside Green, London. SE25 5DS

- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Modern Bathroom
- New Roof In 2020
- Double Glazing
- Gas Central Heating
- Character Features
- No Onward Chain
- Front & Rear Gardens



## PROPERTY DESCRIPTION

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Situated in a quiet residential road which is within a 2 to 5 minute walk of most local amenities including Blackhorse tram station, bus routes, local shops, Addiscombe's bustling High Street, restaurants and well regarded schools. This two double bedroom, two reception room Victorian cottage benefits from character features including original fireplaces, 2021 gas combination boiler, good size rooms with plenty of natural light throughout, good condition and a good size rear garden. No onward chain. Highly recommended.



## ROOM DESCRIPTIONS

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### Front Garden

Paved, flowerbed, front door to:

### Living Room

12' 0" x 10' 6" (3.66m x 3.20m)

Double glazed casement windows to front, radiator, cast iron feature fireplace, shelf, power points, through to:

### Inner Hall

Stairs to first floor landing, through to:

### Dining Room

12' 0" x 10' 5" (3.66m x 3.17m)

Double glazed door to rear garden, tiled fireplace, radiator, understairs cupboard housing meters, power points, laminate flooring, arch to:

### Large Kitchen

8' 1" x 7' 2" (2.46m x 2.18m)

Large double glazed casement window to side, modern matching fitted wall and base units with laminate worktops housing single drainer one and a half bowl stainless steel sink unit with mixer tap and tiled splashback, double oven, gas hob, cooker hood, integral fridge/freezer, downlighters, power points, laminate flooring, through to:

### Lobby

Double glazed casement window to side, cupboard housing washing machine and gas combination boiler renewed in 2021, hatch to small loft, laminate flooring, door to:

### Bathroom

7' 3" x 5' 8" (2.21m x 1.73m)

Double glazed casement window overlooking rear garden, fully tiled walls, chrome heated towel rail, modern white suite comprising panel bath with shower above, wash hand basin with mixer tap and vanity unit below, low flush wc, medicine cabinet, air extractor, laminate flooring.

### First Floor Landing

Fitted carpet, doors to:

### Bedroom 1

12' 0" x 10' 8" (3.66m x 3.25m)

Double glazed casement window to front, radiator, fitted cupboard, cast iron feature fireplace, power points, pine stripped flooring.

### Bedroom 2

12' 0" x 10' 7" (3.66m x 3.23m)

Double glazed casement window overlooking rear garden, radiator, cast iron feature fireplace, fitted wardrobe, entrance to boarded and insulated loft with light and velux window, power points, pine stripped flooring.

### Garden

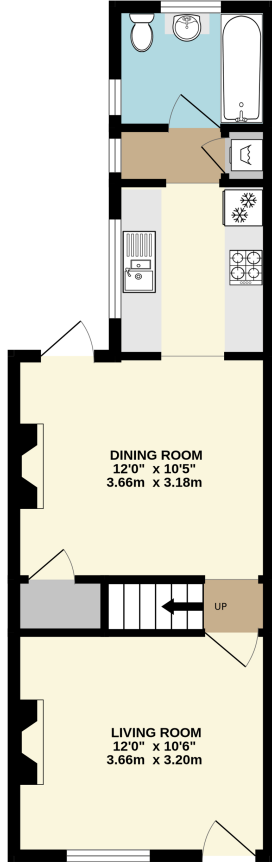
Approx. 35ft. Patio area, artificial lawn, outside tap.



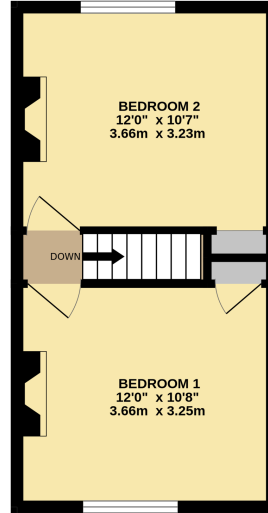
# FLOORPLAN



GROUND FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR  
273 sq.ft. (25.3 sq.m.) approx.



TOTAL FLOOR AREA: 664 sq.ft. (61.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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