



Guide Price £1,150,000

Glenhouse Road, London, SE9 1JQ

Christopher Russell
PROPERTY SERVICES



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Guide Price £1,150,000 to £1,200,000.

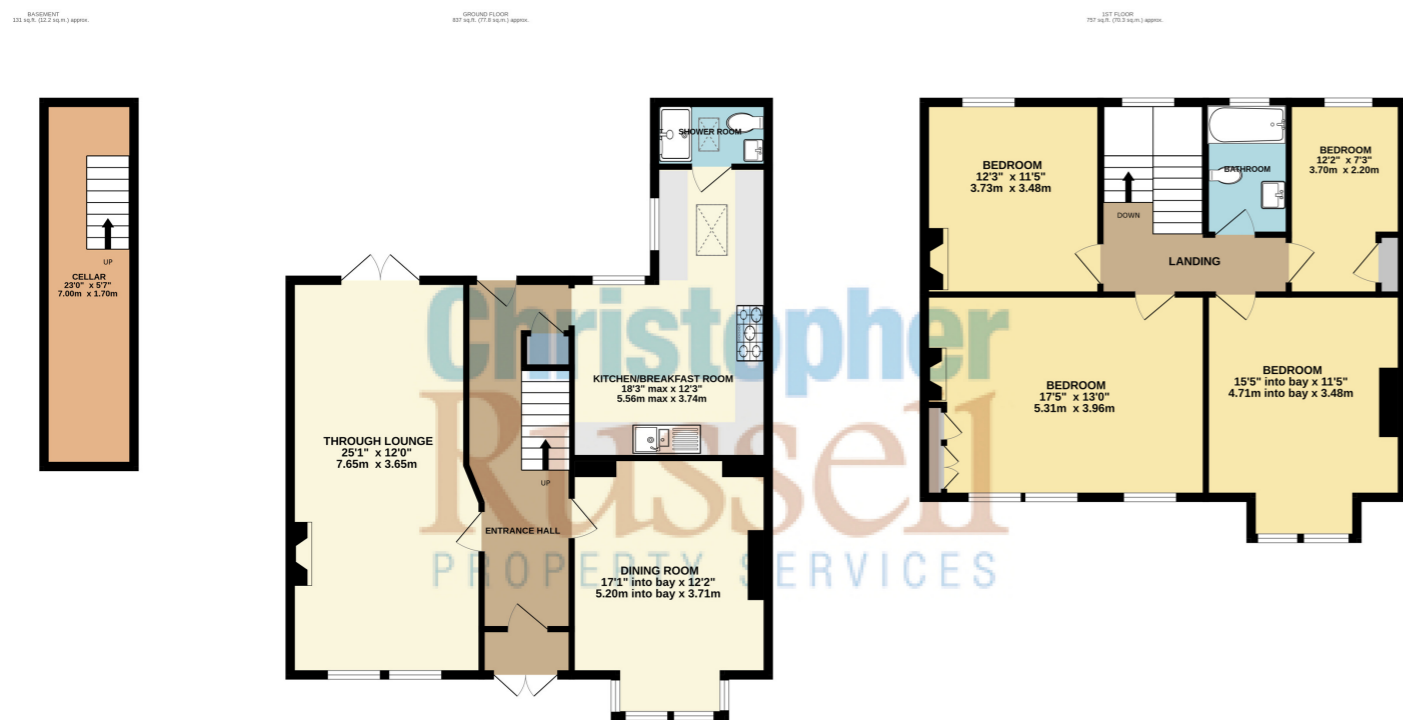
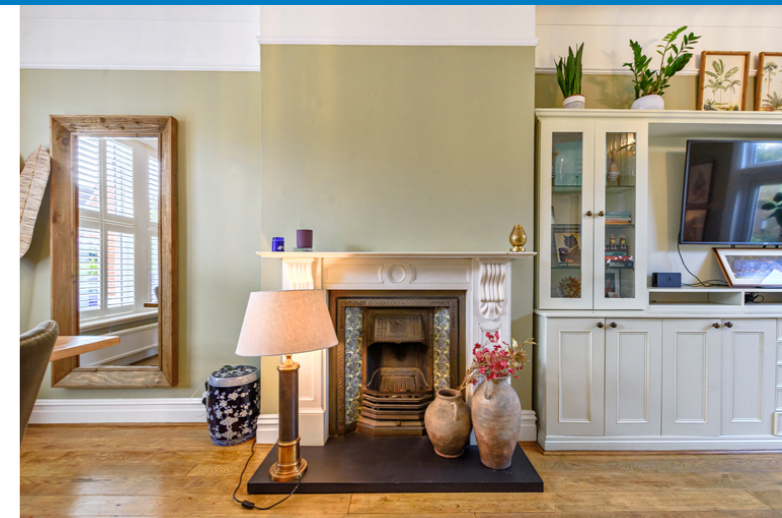
Situated in a highly desirable area near Eltham mainline station and High Street, this stunning Edwardian Corbett double fronted terrace house retaining many original features such as fireplaces and cornice ceilings yet modernised and finished to a good standard.

Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Terminus including London Bridge, London Victoria, Waterloo East and Charing Cross. Glenhouse Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods.

The accommodation comprises; enclosed entrance porch spacious entrance hall with access to a cellar, large dual aspect through lounge, formal dining room, spacious kitchen/breakfast room and a shower room with WC on the ground floor with four bedrooms and a family bathroom on the first floor.

Outside there is ample off street parking on the front driveway and a rear garden extending some 90ft featuring a good sized patio, lawn with central paved path, rear decked terrace and established borders.

Council Tax Band F.



TOTAL FLOOR AREA : 1725 sq.ft. (160.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	