



HARRISON INGRAM

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**Craigton Road, Eltham, London,
SE9 1QD**



£700,000

In our opinion, this is a FANTASTIC OPPORTUNITY for those of you looking for a period SEMI DETACHED "CORBETT" built property that has already had the benefit of being EXTENDED, however, still offers scope to further extend (subject to usual planning consents), UPDATE TO YOUR OWN STYLE, BUDGET and TASTE.

Situated in one of the most FREQUENTLY REQUESTED ROADS as it is SUPERBLY LOCATED for SOUGHT AFTER SCHOOLS, local as well as high street shopping, bars, pubs, coffee shops, cinema complex, golf courses, Eltham Palace, choice of PARKS AND acres of WOODLAND, bus routes and for the BUSY COMMUTER, ELTHAM STATION is very close by.

The house has been ENJOYED BY THE SAME FAMILY for many, many years and we are confident that the new owners will also feel the same. Being offered CHAIN FREE, we would recommend an early viewing.

The accommodation and features include; very welcoming front garden, traditional lounge with feature fireplace, separate dining room which is a FANTASTIC ROOM to entertain, BIG fitted kitchen, study, ground floor shower room as well as a spacious first floor family bathroom, three good size bedrooms, gas central heating (not tested), solar panels, water softener, ladder stairs leading to a boarded loft, wide rear garden, GARAGE and ample off road parking.

FRONT EXTERIOR

Established shrub borders, paved driveway offering parking for 2 cars, automatic door to garage.

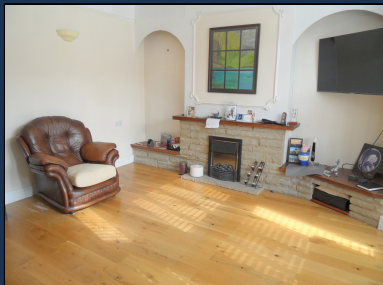
STORM PORCH

Very attractive with outside light.

ENTRANCE HALL

Part coloured light entrance door, coved ceiling with decorative centre rose, picture rail, dado rail, varnished wood flooring to hall and fitted carpet to stairs, radiator, central heating thermostat, cupboard housing water softener.

LOUNGE



4.59m x 4.31m (15' 1" x 14' 2") Large double glazed bay window to front with shutters, coved ceiling with decorative centre rose, picture rail, wall lights, wood flooring, feature brick fireplace with coal effect gas fire with wood mangle and matching display to either side of the chimney breast, radiator x 3.

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.

DINING ROOM

6.15m x 3.73m (20' 2" x 12' 3") Spacious room with double glazed window to side, coved ceiling with rose x 2, radiator, feature fireplace with wooden surround / mantle and tiled inset, wood flooring, borrowed coloured light from hall, wall to wall fitted dresser incorporating wall, base and drawer units with chrome handles in keeping with the kitchen, door to study and open plan to kitchen.

STUDY

3.87m x 2.70m (12' 8" x 8' 10") Double glazed windows to rear overlooking garden, coved ceiling, picture rail, laminate wood flooring, radiator.

KITCHEN



3.87m x 3.19m (12' 8" x 10' 6") Double glazed windows to rear overlooking garden, inset ceiling spot lights, extensively fitted with matching range of wall, base and drawer units with chrome handles, ample worktop surfaces, built in double electric oven, inset 4 ring electric hob with stainless steel extractor above, plumbed for washing machine and dishwasher, inset 1.5 bowl stainless steel sink unit with chrome mixer taps, half tiled walls, vinyl tiled floor, boiler for central heating and hot water, heating and hot water timer., doorway through to:-

INNER HALL/UTILITY AREA

UPVC door to garden with matching side lights, built in utility cupboards, radiator, vinyl tiled floor, door to:-

SHOWER ROOM

1.76m x 1.66m (5' 9" x 5' 5") White suite comprising shower unit with glass sliding doors, vanity wash hand basin with chrome mixer tap, low level WC, fully tiled walls, vinyl tiled floor, inset ceiling spot lights, extractor.

LANDING

Ladder stairs to boarded loft, coved ceiling, dado rail, fitted carpet.

BEDROOM 1



4.61m x 3.46m (15' 1" x 11' 4") Large double glazed bay window to front with shutters, coved ceiling, excellent range of fitted wardrobes, radiator, fitted carpet.

BEDROOM 2



3.65m x 3.46m (12' 0" x 11' 4") Double glazed window to rear overlooking garden, built in storage cupboard, coved ceiling, picture rail, radiator, feature cast iron fireplace, fitted carpet.

BEDROOM 3



Double glazed window to front with shutters, laminate wood flooring, radiator.

FAMILY BATHROOM



2.62m x 2.59m (8' 7" x 8' 6") Great size room with frosted double glazed window to rear, inset ceiling spot lights, white suite comprising large shaped jacuzzi bath with chrome mixer tap, independent shower unit with folding glass door, large vanity wash hand basin with chrome mixer tap and cupboards under, low level WC, fully tiled to splashback areas, laminate wood flooring, radiator.

REAR GARDEN



Lovely wide plot which is mainly laid to lawn, patio area x 2, outside tap, established shrubs/tree, summer house, shed, access to:-

GARAGE

With automatic garage door, solar panels, power and light.