



Guide Price £550,000 Freehold



Woodcroft, New Eltham, London SE9 3EQ





## PROPERTY DESCRIPTION

GUIDE PRICE £550,000 - £575,000 • RE/MAX SELECT are delighted to offer for sale this immaculate extended semi-detached house located in a popular cul-de-sac location, close to schools, amenities, and transport links. This stunning property comprises 5 bedrooms, living room, dining room, fitted kitchen, utility room, downstairs cloakroom, conservatory, and upstairs family bathroom.

Further benefits include double glazing, gas central heating, and large south-facing rear garden, including outbuilding/office with air-conditioning.

Total Internal Area approx: 1,446.56 sq ft (134.39 sq m).





## ROOM DESCRIPTIONS

### Ground Floor

#### Porch

Double glazed; door leading to hallway.

#### Entrance Hall

Wood-effect flooring, storage cupboard, radiator; carpeted stairs leading to first floor.

#### Living Room

4.80m x 3.80m (15' 9" x 12' 6") Wood-effect flooring, radiator, feature fireplace, double glazed bay windows; opening into dining room.

#### Dining Room

3.11m x 2.73m (10' 2" x 8' 11") Wood-effect flooring, radiator; french doors leading to conservatory; door leading to kitchen.

#### Kitchen

3.11m x 2.94m (10' 2" x 9' 8") Wood-effect flooring; range of wall and base units with complementary worktops; composite sink with mixer tap; electric hob, built-in oven, built-in grill, built-in microwave; space and connections for fridge/freezer; double glazed windows; door leading to utility room.

#### Utility Room

2.66m x 1.40m (8' 9" x 4' 7") Storage cupboard; space and connections for washing machine; door leading to cloakroom; door leading to rear garden.

#### Conservatory

3.02m x 2.65m (9' 11" x 8' 8") Tiled flooring, double glazed; double glazed doors leading to rear garden.

#### Cloakroom

Wash-hand basin, w/c, double glazed window.

### First Floor

#### Landing

Carpeted, double glazed window; carpeted stairs leading to second floor.

#### Bedroom

3.42m x 3.13m (11' 3" x 10' 3") Wood-effect flooring, radiator, built-in wardrobes, double glazed windows.

#### Bedroom

3.68m x 3.39m (12' 1" x 11' 1") Wood-effect flooring, radiator, built-in wardrobe, double glazed windows.

#### Bedroom

2.53m x 2.52m (8' 4" x 8' 3") Wood-effect flooring, radiator, built-in wardrobe, double glazed windows.

#### Family Bathroom

3.13m x 1.59m (10' 3" x 5' 3") Part-tiled walls; panelled corner-bath with mixer tap and rainfall thermostatic attachment; wash-hand basin, w/c, cupboard housing boiler, double glazed frosted window.

### Second Floor

#### Bedroom

4.90m x 1.83m (16' 1" x 6' 0") Wood-effect flooring, radiator, built-in wardrobe, double glazed windows.

#### Bedroom

3.84m x 3.42m (12' 7" x 11' 3") Wood-effect flooring, radiator, built-in wardrobe, double glazed window, Velux window.

### External

#### Front Garden

Lawn; side access.

#### Rear Garden

Approximately 60ft x 70ft, south-facing; patio, lawn, decked area, outdoor tap; access to outbuilding; side access.

#### Outbuilding / Office

3.50m x 2.30m (11' 6" x 7' 7") Wood-effect flooring; electrical power; wall-mounted air-conditioning unit; windows.

#### Information

- 0.5 miles (approx) to Nottingham Station

FLOORPLAN

