



HARRISON INGRAM

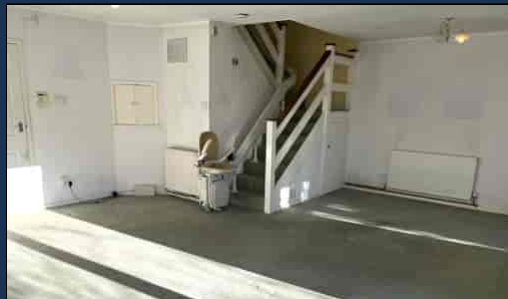
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**Messeter Place, Eltham, London,
SE9 5DP**



£530,000

FANTASTIC OPPORTUNITY to be able to purchase a DETACHED property with SCOPE TO IMPROVE, GARAGE and ample OFF ROAD PARKING in this SUPERB LOCATION!!!!

This delightful property is being offered CHAIN FREE, priced to sell and is within a FANTASTIC LOCATION being on the DOORSTEP OF ELTHAM HIGH STREET with an excellent selection of shops, supermarkets, pubs, bars, coffee shops, restaurants, SOUGHT AFTER SCHOOLS, cinema complex with sky bar, leisure centre with swimming pool and numerous bus routes.

Acres of parkland, golf courses, ELTHAM MAINLINE STATION, Eltham Palace, Well Hall Pleasaunce, The Tudor Barn, plus the A2 & A20 road links are all within CLOSE PROXIMITY.

We would suggest making an EARLY APPOINTMENT TO VIEW to avoid CERTAIN DISAPPOINTMENT.

The accommodation and features include; a bright lounge/diner with open plan staircase, conservatory, good size fitted kitchen, ground floor cloakroom, THREE DOUBLE BEDROOMS, family bathroom, separate WC, easy to maintain garden, garage and ample off road parking, gas central heating and double glazed

ENTRANCE PORCH

Fully enclosed, double glazed entrance doors, tiled floor, light with sensor.

ENTRANCE HALL

UPVC double glazed entrance door, tiled floor.

CLOAKROOM

Frosted double glazed window to side, white suite comprising wall mounted vanity wash hand basin with chrome mixer tap and cupboards under, wall hung low level WC with concealed cistern, half tiled walls, tiled floor, chrome heated towel rail.

KITCHEN

Good size room with double glazed windows to front, matching range of white wall, base and drawer units with chrome handles, inset double bowl stainless steel sink unit with chrome mixer tap, plumbed for washing machine, tiled floor, tiled to splashback areas, built in electric oven and inset 4 ring gas hob with extractor above, cupboard housing boiler for central heating and hot water, built in shelved storage cupboard, walk in larder with space for fridge/freezer.

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.

LOUNGE/DINER

Lovely size room with wide double glazed sliding patio doors to garden, radiator x 2, open plan turning staircase, carpet as fitted, serving hatch from kitchen, deep understairs storage cupboard, double glazed door leading to:-

CONSERVATORY

Double glazed windows and door to garden.

LANDING

Access to loft, carpet as fitted.

BEDROOM 1

Double glazed window to rear, radiator, carpet as fitted, range of fitted wardrobes with matching chest of drawers and dressing table.

BEDROOM 2

Double glazed window to front, radiator, carpet as fitted.

BEDROOM 3

Double glazed window to rear, radiator, carpet as fitted.

BATHROOM

Frosted double glazed window to front, white suite comprising panelled bath with chrome taps, tiled shower cubicle, pedestal wash hand basin with chrome mixer tap, vinyl flooring, tiled to splashback areas, built in airing cupboard housing hot water cylinder, radiator.

SEPARATE WC

Frosted window to front, white low level WC, vinyl flooring.

GARDEN

Easy to maintain, outside light and tap, personal door to:-

GARAGE AND PARKING

With up and over door, ample off road parking and outside tap to the front.