



HARRISON INGRAM

156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Strongbow Crescent, Eltham,
London, SE9 1DW**



Offers in excess of £400,000

LOCATION, LOCATION, LOCATION - If this is an important factor when looking for your new home, then we suggest you WASTE NO TIME IN VIEWING this SEMI DETACHED HOUSE as it is SUPERBLY SITUATED for many amenities including high street shopping, bars, coffee shops, restaurants, SOUGHT AFTER SCHOOLS, bus routes, choice of parks, leisure centre with pool, cinema complex with sky bar, and for the BUSY COMMUTER is ELTHAM STATION.

The house is being offered CHAIN FREE and is realistically priced to attract serious buyers looking for a DECEPTIVELY SPACIOUS home that is READY TO MOVE INTO however, still offers the scope to update to your own taste and more importantly your OWN BUDGET.

The accommodation which in our opinion would ideally suit a young family, first time buyers or investors offers, a spacious entrance porch which also gives access to the rear garden, hallway, spacious lounge, BIG kitchen/diner, TWO DOUBLE BEDROOMS, first floor bathroom, pretty and easy to manage gardens, gas central heating and double glazing.

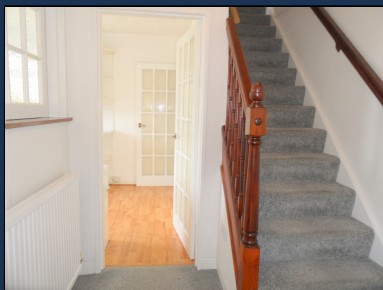
EARLY VIEWING IS HIGHLY RECOMMENDED TO AVOID CERTAIN DISAPPOINTMENT.

PORCH



Good size and fully enclosed entrance porch accessed via frosted double glazed door plus frosted double glazed door leading to the garden.

ENTRANCE HALL



Part glazed entrance door with side lights, radiator, fitted carpet to hall and stairs.

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



16' 11" x 14' 3" (5.16m x 4.34m) Double glazed bay window to front, coved ceiling, radiator, fitted carpet, feature fireplace with coal effect fire and wooden surround/mantle, TV aerial point.

KITCHEN/DINER



13' 2" x 12' 10" (4.01m x 3.91m) Double glazed window to rear and double glazed door leading on to the garden, range of wall, base and drawer units, ample worktop surfaces, tiled to splash back areas, inset 1.5 bowl sink unit with chrome mixer tap, electric oven and inset 4 ring electric hob with extractor above, radiator, fridge, freezer, plumbed for washing machine, laminate wood flooring, cupboard housing boiler for central heating and hot water system.

LANDING

Access to loft, fitted carpet.

BEDROOM 1



14' 3" x 13' 2" (4.34m x 4.01m) Double glazed window to front, coved ceiling, fitted carpet, radiator, range of built in floor to ceiling fitted wardrobes.

BEDROOM 2



13' x 9' 6" (3.96m x 2.90m) Double glazed window to rear overlooking garden, coved ceiling, radiator, fitted carpet, deep built in storage cupboard.

BAHTROOM

Frosted double glazed window to rear, suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome taps and low level WC, fully tiled walls, vinyl tiled floor, radiator.

GARDEN

Approx. 35' Pretty and easy to maintain garden with patio leading on to the lawned area, established shrubs, outside tap and light, shed.