



HARRISON INGRAM

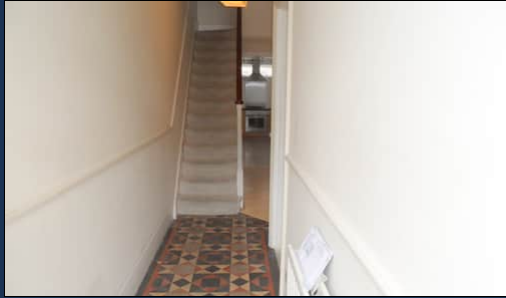
156 Well Hall Road,
Eltham, London, SE9 6SN

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Roper Street, Eltham, London, SE9
1TR**



£1,700 pcm

LOCATION, LOCATION, LOCATION - If this is on TOP of your "WISH LIST", then we suggest you WASTE NO TIME IN VIEWING!!!!

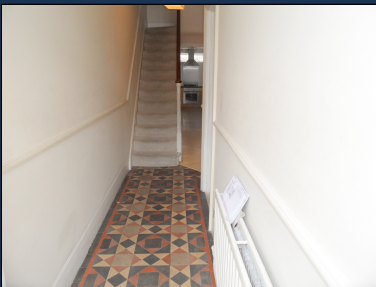
This attractive TWO DOUBLE BEDROOM terraced house is an ABSOLUTE MUST to fully appreciate not only the size, but the truly impressive accommodation on offer.

The property is situated in an ENVIABLE LOCATION right in the HEART OF ELTHAM HIGH STREET, which means an array of shops, leisure centre with swimming pool, pubs, bars, restaurants, cinema complex with Sky Bar and Roper Street School LITERALLY ON YOUR DOORSTEP plus within easy reach of Eltham Park, A2 & A20 road links and more importantly for the BUSY COMMUTER, Eltham Station.

Some of the many features include a welcoming hallway, delightful lounge, separate open plan dining room with French doors leading to the garden, fitted kitchen, TWO DOUBLE BEDROOMS, BIG bathroom with separate shower cubicle, gas central heating, double glazed, easy to maintain garden and residents parking permits available to purchase.

AVAILABLE IMMEDIATELY. UNFURNISHED. RESTRICTIONS:- NO PETS, SMOKERS, STUDENTS OR MULTI SHARERS.

ENTRANCE



Double glazed entrance door. Impressive as you enter as it has a lovely coloured tiled floor to hall and fitted carpet to open plan stairs. Dado rail, radiator, high level electric meter cupboard, central heating thermostat.

LOUNGE



13' 9" x 11' 3" (4.19m x 3.43m) UPVC double glazed bay window to front. Coved ceiling, most attractive natural brick chimney breast, radiator, stripped floor boards.

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



15' 2" x 10' 10" (4.62m x 3.30m) Sunny aspect with French doors leading on to the garden, open plan staircase, radiator, laminate flooring, understairs recess (ideal area for desk/computer), doorway through to:-

KITCHEN



13' 2" x 8' 6" (4.01m x 2.59m) Window to rear and UPVC double glazed windows to side. Fitted kitchen with extensive range of matching wall, base and drawer units with chrome handles, inset 1.5 bowl stainless steel sink unit with chrome mixer tap, ample worktop surfaces, built in electric stainless steel oven, inset stainless steel gas hob with stainless steel splashback and stainless steel extractor above, central heating/hot water boiler, plumbed for washing machine and dishwasher, tiled floor.

LANDING

Split level. Access to loft with velux window x 2, dado rail, fitted carpet.

BEDROOM 1



15' 9" x 11' 8" (4.80m x 3.56m) UPVC double glazed windows to front, original built in storage cupboard x 2, radiator, stripped floor boards, telephone point.

BEDROOM 2



11' 8" x 10' 4" (3.56m x 3.15m) Great size second bedroom with UPVC double glazed window to rear, original built in cupboard, radiator, stripped floor boards.

BATHROOM



13' 1" x 7' 11" (3.99m x 2.41m) Frosted UPVC double glazed window to rear, velux window, inset ceiling spot lights. SUPERB size bathroom with smart white suite comprising 'claw foot' rolled top bath with trendy chrome mixer tap/shower attachment, fully tiled shower cubicle, pedestal wash hand basin with matching chrome mixer tap, low level WC, tiled floor, tiled to splashback areas, radiator.

GARDEN



Easy to maintain with patio area in front of the French doors, raised barked area leading on to rear paved patio, rear pedestrian access, outside tap.