



HARRISON INGRAM

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

Tel: 0208 8859 4419

Email: info@harrisoningrameltham.co.uk

Web: www.harrisoningram.co.uk

**Pullman Place, Eltham, London,
SE9 6EG**



Offers in Excess of £440,000

HOUSES ON THIS DEVELOPMENT ARE SOUGHT AFTER, so, we suggest to AVOID CERTAIN DISAPPOINTMENT contact immediately to arrange a VIEWING.

This mid terrace property has been WELL MAINTAINED and offers bright and ready to move in to accommodation which are in opinion would make an ideal first time purchase particularly as it is being offered with VACANT POSSESSION.

LOCATION IS SUPERB!!! Forming part of a small, PRIVATE DEVELOPMENT within EASY WALKING DISTANCE of many amenities, particularly ELTHAM STATION for the busy commuter, local as well as high street shopping facilities, leisure centre, The Pleasaunce and Tudor Barn, bus routes and road links in to the City and Kent.

Some of the features and accommodation include; TWO DOUBLE BEDROOMS, good size lounge/diner which is open plan to a fitted kitchen, modern bathroom, EASY TO MAINTAIN GARDEN, off road parking, NEUTRAL DECOR and gas central heating.

FRONT

Outside storage cupboard housing electric meter, outside tap.

ENTRANCE

Wood entrance door with spyhole, radiator, understairs storage area housing electric main fuse box, laminate flooring, open to:-

LOUNGE/DINER

4.80m x 3.95m (15' 9" x 13' 0") Good size room with windows to rear and door leading on to the garden, radiator x2, laminate flooring, open plan to:-

KITCHEN

2.86m x 2.42m (9' 5" x 7' 11") Window to front, fitted with matching range of modern wall, base and drawer units, cupboard housing gas meter, gas cooker, fridge/freezer, washing machine, boiler for central heating and hot water, vinyl flooring, ample worktop space.

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.

LANDING

Access to loft, fitted carpet.

BEDROOM 1

3.81m x 2.42m (12' 6" x 7' 11") Window to rear overlooking garden, radiator, fitted carpet, extensive range of wardrobes.

BEDROOM 2

3.95m x 2.87m (13' 0" x 9' 5") Window to front, fitted carpet, cupboard housing hot water cylinder, radiator.

BATHROOM

Frosted window to front, modern white suite comprising "P" shaped panelled bath chrome mixer tap/shower attachment, glass shower screen, pedestal wash hand basin with chrome taps and low level WC, fully tiled walls, heated towel rail.

GARDEN

Neat and incredibly easy to maintain.

PARKING

Paved driveway to front.