



**HARRISON INGRAM**

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**Ivor Grove, New Eltham, London,  
SE9 2AJ**



**Offer in Excess of £600,000**

LOCATION, LOCATION, LOCATION - This may sound like an "Estate Agents" cliché, however, if location is a priority when looking for your next home, then we would suggest you WASTE NO TIME in viewing this property.

INTERNAL VIEWING IS AN ABSOLUTE MUST TO FULLY APPRECIATE THE DECEPTIVELY SPACIOUS ACCOMMODATION this attractive SEMI DETACHED house has to offer.

Ivor Grove ENVIABLY ENJOYS a unique community location which we feel would make an ideal family home, set within a quiet road it is SUPERBLY SITUATED for many amenities including; MAINLINE STATION for the busy commuter, local as well as HIGH STREET SHOPPING, bars, restaurants, parks, bus routes, road links and SOUGHT AFTER SCHOOLS.

The property offers CHAIN FREE and ready to move into accommodation, however, offers to scope to update to your OWN TASTE and more importantly your OWN BUDGET.

The accommodation and features include; lounge with feature fireplace, large family/dining room, fitted kitchen with appliances, GROUND FLOOR CLOAKROOM, three bedrooms, family bathroom, separate WC, private and easy to manage garden, garage as well as off road parking on own driveway, gas central heating, security alarm system and double glazing.

ALL IN ALL, A LOVELY FAMILY HOME.

#### PORCH

Fully enclosed. UPVC double glazed entrance door with matching side light, tiled floor.

#### ENTRANCE HALL

Attractive part coloured leaded light entrance door with matching side, coved ceiling, radiator, wood flooring to hall and fitted carpet to stairs, alarm system, understairs storage/meter cupboard, smoke alarm.

#### CLOAKROOM

Frosted window to side, white suite comprising low level WC and corner wash hand basin with chrome taps, half tiled walls and tiled floor.

#### LOUNGE



15' 10" x 12' 5" (4.83m x 3.78m) A lovely traditional room with leaded double glazed bay window to front with blinds, coved ceiling, feature fireplace with coal effect gas fire, radiator, wood flooring.

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.

## FAMILY/DINING ROOM



19' 8" x 10' 9" (5.99m x 3.28m) A great size room with wide double glazed sliding patio doors leading onto the garden with blinds, coved ceiling, radiator x 2, serving hatch from kitchen, wood flooring to majority of room and tiled floor to the remainder.

## KITCHEN



15' 7" x 7' 10" (4.75m x 2.39m) Again, another great size room with double glazed windows to rear and door leading onto the garden, coved ceiling, extensively fitted with matching range of wall, base and drawer units, inset stainless steel sink unit with mixer tap, ample worktop surfaces with lighting, electric cooker with extractor above, integrated washing machine and fridge/freezer, tiled to splashback areas, vinyl floor covering.

## LANDING

Leaded double glazed window to side with blind, coved ceiling, access to loft, smoke alarm, fitted carpet.

## BEDROOM 1

15' 1" x 12' 5" (4.60m x 3.78m) Leaded double glazed bay window to front with views towards playing fields, radiator, fitted carpet, fitted wall to wall, floor to ceiling wardrobes incorporating overhead cupboards

## BEDROOM 2

12' 10" x 10' 9" (3.91m x 3.28m) Double glazed windows to rear, radiator, fitted carpet.

## BEDROOM 3



9' 11" x 7' 5" (3.02m x 2.26m) Lovely size third bedroom with leaded double glazed window to side and feature circular leaded window to front, radiator, laminate wood flooring.

## BATHROOM

Frosted double glazed window to rear and side, suite comprising panelled bath with chrome mixer tap, independent electric shower unit, pedestal wash hand basin with chrome taps, bidet with chrome mixer tap, built in airing cupboard, extensively tiled to splashback areas, radiator, vinyl tiled floor.

## SEPARATE WC

Frosted double glazed window to side, white low level WC, half tiled walls, vinyl tiled floor.

## GARDEN

Fully enclosed and private, incredibly easy to maintain with patio, lawn area with mature shrubs, outside tap, water butt, shed, personal door to:-

## GARAGE

With up and over door, power and light. Further parking on own paved driveway.