



**HARRISON INGRAM**

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**Grangehill Road, Eltham, London,  
SE9 1SF**



**Offers in Excess of £580,000**

Properties in this location ALWAYS PROVE POPULAR and this fine example will PROVE TO BE NO EXCEPTION.

This well loved and cared for ATTRACTIVE END OF TERRACE house built by the acclaimed Archibald Cameron CORBETT already has the benefit of a large full width ground floor extension which provides spacious accommodation for those of you who like to entertain and if you have a family you will have a choice of sought after schools all within close proximity with the Gordon practically on your doorstep!!!!

The owners of this home have enjoyed MANY, MANY YEARS living in the house and we are CONFIDENT that whoever is fortunate to be able to purchase this fine home will equally enjoy not only the house but the road too.

You will be spoiled by the LOCATION as you are within easy reach of all necessary amenities including local as well as high street shopping, bars, pubs, restaurants, coffee shops, mainline station, bus routes, cinema complex, leisure centre with swimming pool, golf courses, Eltham Palace, Well Hall Pleasaunce, The Tudor Barn, acres of parkland and woodland - superb in every way!

The accommodation to the ground floor include a bright traditional lounge with bay window and feature fireplace, BIG open plan dining/kitchen/sitting room, fully tiled shower room as well as a separate cloakroom. On the first floor are three good size bedrooms. There are well maintained gardens to the front and rear. Features include; gas central heating, UPVC double glazing and a serviced security alarm system.

HIGHLY RECOMMENDED.

### ENTRANCE HALL

UPVC double glazed entrance door, alarm system, coved ceiling, picture rail, radiator, fitted carpet to hall and runner to stairs, understairs storage/meter cupboard.

### LOUNGE



3.91m x 3.58m (12' 10" x 11' 9") Lovely traditional room with UPVC double glazed bay window to front, coved ceiling with decorative centre rose, picture rail, radiator, attractive feature fireplace with granite hearth and inset and coal effect fire, fitted carpet, wall lights.

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.

## SHOWER ROOM



1.97m x 1.80m (6' 6" x 5' 11") Inset ceiling spot lights, coved ceiling, modern white suite comprising large shower cubicle with glass sliding doors, large vanity wash hand basin with chrome mixer tap and storage under, wall hung low level WC with concealed cistern, extractor, fully tiled walls, tiled floor, chrome "ladder" radiator/towel rail, smart mirror fronted storage cupboard x 2 with lighting.

## OPEN PLAN DINING/KITCHEN/FAMILY ROOM



DINING AREA 3.46 x 3.58

UPVC double glazed window to side, coved ceiling with decorative centre rose, dado rail, radiator, fitted carpet, double built in airing cupboard housing boiler for central heating/hot water, open plan to:-

KITCHEN AREA 5.11 x 4.64

Extensively fitted with matching range of wall, base and drawer units, double built in electric oven, inset 5 ring electric hob with extractor above, tiled to splashback areas, plenty of worktop space, plumbed for washing machine and

tumble dryer, inset 1.5 bowl acrylic sink unit with stainless steel mixer tap. Open plan to:-

SITTING/FAMILY AREA

Wonderful view over the garden with UPVC double glazed windows and French doors leading onto the patio, radiator, fitted carpet. Door to:-

## INNER LOBBY

Door to large larder cupboard, coved ceiling, fitted carpet, door to:-

## CLOAKROOM



White suite comprising low level WC and corner wash hand basin with chrome taps, coved ceiling, tiled floor.

## LANDING

Access to part boarded and insulated loft with pull down ladder and light, picture rail, fitted carpet.

### BEDROOM 1



5.30m x 2.90m (17' 5" x 9' 6") Wonderful size master bedroom and very bright with UPVC double glazed windows to front, coved ceiling, radiator, fitted carpet, excellent range of "L" shaped fitted wardrobes with full double double mirror sliding doors.

### BEDROOM 2



3.88m x 2.62m (12' 9" x 8' 7") UPVC double glazed window to rear overlooking garden, coved ceiling, radiator, dado rail, fitted carpet.

### BEDROOM 3

2.58m x 2.00m (8' 6" x 6' 7") UPVC double glazed window to rear overlooking garden, coved ceiling, radiator, dado rail, fitted carpet.

### REAR GARDEN

Sunny Westerly aspect garden which also offers much privacy, paved patio and 2 well maintained lawn areas, pedestrian side access, outside tap, shed, well stocked and established shrub borders.

### FRONT GARDEN

So welcoming as there is a well maintained lawn with established shrub borders and a very attractive coloured tiled path leading to the entrance door.