



HARRISON INGRAM

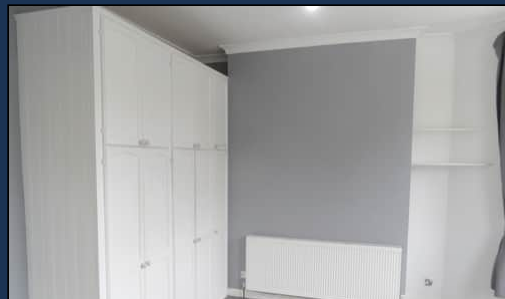
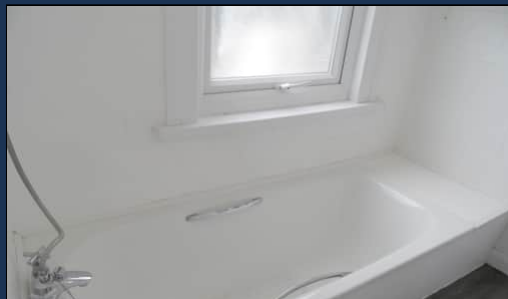
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**Footscray Road, Eltham, London,
SE9 2ST**



£250,000

VIEWING IS AN ABSOLUTE MUST to fully appreciate this first floor conversion flat which is being offered CHAIN FREE and also BOASTS A SHARE OF THE FREEHOLD with a LONG EXTENDED LEASE.

SUPERB LOCATION for the busy commuter as the property is within walking distance of New Eltham mainline station and within close proximity of BOTH Eltham & Mottingham stations. There are local shops as well as more extensive shopping facilities along Eltham High Street, leisure centre with swimming pool, bars, restaurants, cinema, parkland, golf courses and bus routes. For those who drive, you will have the choice of the A2 & A20 which offer routes in to London & out to Kent.

The accommodation and features include; lounge, FULLY FITTED kitchen, double bedroom, EN-SUITE bathroom with white suite, gas central heating, sash style double glazed windows, modern decor and floor coverings, large communal garden and off road parking on a "first come, first served" basis.

This in our opinion, would make an ideal first time purchase or long term investment.

COMMUNAL ENTRANCE HALL

Accessed via part glazed entrance door, carpeted stairs to first floor.

ENTRANCE HALL

Hardwood entrance door, fitted carpet, built in storage cupboard housing electric meter and overhead cupboard housing main fuse box.

LOUNGE



4.53m x 3.33m (14' 10" x 10' 11") Double glazed sash style window to rear overlooking garden, coved ceiling, cast iron, coal effect feature fireplace, radiator x 2, telephone point, fitted carpet, thermostat.

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.

KITCHEN



2.62m x 2.39m (8' 7" x 7' 10") Double glazed sash style window to rear, fitted with matching range of modern wall, base and drawer units with handles, built in stainless steel oven, inset 4 ring gas hob with stainless steel extractor above, cupboard housing boiler for central heating and hot water, washing machine, fridge/freezer, inset stainless steel sink unit with chrome mixer tap, extensively tiled to splashback area, vinyl floor covering, radiator,

BEDROOM



4.1m x 3.5m (13' 5" x 11' 6") Double glazed sash style bay window to front, coved ceiling, built in wardrobes, fitted carpet, radiator, telephone point, door to:-

EN-SUITE BATHROOM



1.9m x 1.6m (6' 3" x 5' 3") Frosted double glazed sash style window to front, white suite comprising panelled bath with chrome mixer tap/shower attachment, pedestal wash hand basin with chrome mixer tap, chrome heated towel rail, tiled walls, vinyl floor covering.

SEPARATE WC

Frosted double glazed window to side, white low level WC, radiator, vinyl floor covering.

COMMUNAL GARDEN

Mainly laid to lawn with established shrubs and trees.

PARKING

Off road parking to the front and a "first come, first served" basis.