

GREENVALE ROAD ELTHAM, SE9 1PE



**PRICE £650,000
FREEHOLD**

In our opinion, this is a FANTASTIC OPPORTUNITY for those of you looking for a period "CORBETT" built property that has already had the benefit of being EXTENDED, however, still offers scope to further extend (subject to usual planning consents), UPDATE TO YOUR OWN STYLE, BUDGET and TASTE. Situated in one of the most FREQUENTLY REQUESTED ROADS as it is SUPERBLY LOCATED for SOUGHT AFTER SCHOOLS, local as well as high street shopping, choice of PARKS AND WOODLAND, bus routes and for the BUSY COMMUTER, ELTHAM STATION is very close by. The house has been ENJOYED BY THE SAME FAMILY for many, many years and we are confident that the new owners will also feel the same. Being offered CHAIN FREE, we would recommend an early viewing. The accommodation and features include; large open lounge/diner which is a FANTASTIC ROOM to entertain, BIG kitchen/breakfast room which again is a super room to entertain, FOUR BEDROOMS, bathroom, gas central heating (not tested), approx. 80' rear garden and detached garage via shared driveway.

ACCOMMODATION

ENTRANCE Large fully enclosed entrance porch.

PORCH

ENTRANCE Hardwood entrance door leading into open plan lounge, central heating thermostat, central heating timer, meters under open plan staircase, walk in storage cupboard with light.

LOUNGE/DINER 25' 6" x 23' 4" (7.77m x 7.11m) Wow, what a wonderful size room. Double glazed bay window to front and sliding patio doors to garden, radiator x 4, coved ceiling, feature Yorkstone fireplace, carpet as fitted.

**KITCHEN/
BREAKFAST
ROOM** 15' 4" x 12' 4" (4.67m x 3.76m) Again, a fabulous size room with windows to rear and side, part glazed door to garden, inset double bowl acrylic sink unit with chrome mixer tap, range of matching wall, base and drawer units, inset four ring electric hob with extractor hood above, double built in stainless steel electric oven, tiled to splashbacks, ample worktop surfaces, boiler for central heating and hot water system, plumbed for washing machine and dishwasher, breakfast bar, leaded light display unit.

LANDING Carpet as fitted.

BEDROOM 1 14' 5" x 14' 5" (4.39m x 4.39m) Double glazed bay window to front, radiator, carpet as fitted.

BEDROOM 2 13' 10" x 10' 1" (4.22m x 3.07m) Double glazed window to rear, radiator, carpet as fitted.

BEDROOM 3 10' 6" x 7' 6" (3.20m x 2.29m) Double glazed window to rear, access to loft space, radiator, carpet as fitted.

BEDROOM 4 10' 6" x 9' 5" max. (3.20m x 2.87m) Double glazed window to front, radiator, carpet as fitted, inset recess to chimney breast.

BATHROOM

Frosted double glazed window to rear, suspended illuminated ceiling, suite comprising panelled bath with chrome mixer tap/shower attachment, round curtain rail, pedestal wash hand basin with chrome taps and low level WC, chrome heated towel rail, fully tiled walls.

GARDEN

Approx. 80'. Patio area, mainly laid to lawn, side gate, outside light.

GARAGE

With up and over door.