HARRISON INGRAM

Admiral Seymour Road
Eltham, SE9 1SN

Offers in Excess of £385,000

This in our opinion is a FANTASTIC OPPORTUNITY for those of you looking for a REALISTICALLY PRICED, CHAIN FREE HOME in a GREAT LOCATION. Forming part of the ever popular 'Progress' CONSERVATION area, we are absolutely delighted to be able to offer this very attractive cottage which offers bright accommodation and offers the potential to update and extend (subject to planning) to your own taste and budget. As already mentioned, superb location as it is situated within easy reach of many amenities including local as well as high street shopping, ELTHAM STATION, road links, bus routes, parks and VERY POPULAR SCHOOLS. The accommodation and features include a FITTED kitchen with INTEGRATED APPLIANCES and open plan through to the bright lounge, French doors leading through to the CONSERVATORY WHICH WOULD MAKE AN IDEAL DINING ROOM, two bedrooms, SPACIOUS first floor BATHROOM suite including a SHOWER CUBICLE, gas central heating, UPVC double glazed windows, neutral floor coverings and décor THROUGHOUT and a SUNNY ASPECT GARDEN. EARLY VIEWING IS AN ABSOLUTE MUST TO AVOID CERTAIN DISAPPOINTMENT.

PORCH

Good size porch and entered via part glazed door, window to side, wall light, radiator.

ENTRANCE HALL

Part glazed entrance door, built in storage cupboard housing meters and electric main fuse box, inset ceiling spot lights, smoke alarm, laminate wood flooring to hall and fitted carpet to stairs, central heating thermostat.

KITCHEN

11' 1" x 10' (3.38m x 3.05m) Lovely open plan room with UPVC double glazed window with blind to rear, extensively fitted with matching range of white wall, base and drawer units with long chrome handles, ample worktop space, breakfast bar, built in stainless steel electric double oven, inset stainless steel gas hob with extractor above, inset 1.5 bowl stainless steel sink unit with chrome mixer tap, integrated fridge, freezer, washing machine and dishwasher, inset ceiling spot lights, extensively tiled to splashback areas, laminate wood flooring, central heating and hot water boiler, open plan to:-

LOUNGE

18' 1" x 10' 1" (5.51m x 3.07m) Very bright room with UPVC double glazed cottage style window with blind to front, inset ceiling spot lights, attractive feature fireplace with inset stainless steel 'pebble' effect fitted gas fire, wood surround/mantle and tiled heath, laminate wood flooring, radiator, UPVC double glazed French doors to:-

CONSERVATORY

14' 5" x 6' 9" (4.39m x 2.06m) Great room to utilise as a dining room. UPVC double glazed doors leading on to the garden, radiator, wall light, laminate wood flooring.

LANDING

UPVC double glazed cottage style window to front, access to loft, fitted carpet, smoke alarm, deep built in wardrobe with full height dressing mirror.

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.

BEDROOM 1

13' 1" x 9' 8" (3.99m x 2.95m) UPVC double glazed window to rear with blind and overlooking the garden, radiator, fitted carpet, TV aerial point.

BEDROOM 2

9' 8" x 7' 11" (2.95m x 2.41m) UPVC double glazed cottage style window with blind to the front, radiator, fitted carpet.

BATHROOM

Really spacious room with frosted UPVC double glazed window with blind to the rear, white suite comprising panelled bath with chrome taps, pedestal wash hand basin with chrome taps, shower cubicle with glass screen and low level WC, shaver socket, extensively tiled walls, tiled floor, inset ceiling spot lights, extractor, chrome heated towel rail, mirror, large shelved built in storage cupboard.

GARDEN

Approx. 50' Mainly laid to lawn with shrub borders, rear patio area, shed.

(EPC)