



340 Well Hall Road, London, SE9 6UE

Asking Price £575,000

Beautifully presented throughout and worthy of your immediate attention is this THREE BEDROOM end of terrace house set upon the ever popular and sought after progress estate built circa 1915. Arranged to provide: reception room, extended kitchen/dining room with recently fitted kitchen, conservatory, THREE BEDROOMS and a stunning bathroom with three piece suite. The property is presented in excellent decorative condition throughout and benefits from double glazed windows with bespoke window shutters, spacious reception room with dual aspect windows, an extended kitchen/diner with shaker style kitchen with integrated appliances. Located approx 0.6 miles to Eltham mainline train station boasting a frequent service to and from central London including London Bridge, Waterloo East, Charing Cross and Victoria. Viewing by appointment only, EPC rating D. Greenwich council tax band D.



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ENTRANCE HALL

UPVC entrance door, storage cupboard with draws above, laminate flooring, carpeted stairs to first floor landing.

RECEPTION ROOM 16'1" x 12'8" (4.91 x 3.88)

A dual aspect room with double glazed window to front and side both with bespoke window shutters, centre light, picture rail, radiator, laminate flooring.

KITCHEN DINER 16'1" x 10'6" (4.91 x 3.21)

A modern fitted kitchen comprising: matching range of wall and base units with worktop over, butler sink with copper mixer tap. Built in double oven, microwave and four ring gas hob with extractor hood over. Integrated fridge freezer. Inset ceiling spot lights along with a centre light and lights over the breakfast bar. Breakfast bar. Double glazed French patio doors to rear garden, double glazed French patio doors to conservatory, tall radiator, laminate flooring with under floor heating. Built in storage cupboard housing washing machine. Space for a breakfast table.

CONSERVATORY 8'9" x 8'9" (2.69 x 2.67)

Double glazed window units to rear and right hand side with double glazed door to right hand side leading to garden, radiator, laminate flooring.

GROUND FLOOR W.C 4'9" x 2'1" (1.47 x 0.66)

Low level flush W.C with concealed cistern, wash hand basin with mixer tap, centre light, laminate flooring.

FIRST FLOOR LANDING

Sky light, access to loft, centre light, doors to all rooms, carpet as laid.

BEDROOM ONE 10'5" x 9'8" (3.20 x 2.96)

Double glazed window to rear with bespoke window shutters, centre light, picture rail, built in storage cupboard, feature cast iron fire place, radiator, Laminate flooring.

BEDROOM TWO 12'10" x 8'9" (3.92 x 2.67)

Double glazed windows to front and side both with bespoke window shutters, centre light, picture rail, built in storage cupboard, feature cast iron fire place, radiator, laminate flooring.

BEDROOM THREE 9'4" x 6'11" (2.87 x 2.13)

Double glazed windows to rear and side both with bespoke window shutters, centre light, picture rail, radiator, laminate flooring.

BATHROOM 8'3" x 6'11" (2.54 x 2.13)

Fitted with a panelled bath with central mixer tap, shower over and glass screen, double sink vanity unit with mixer taps and low level flush W.C. Frosted double glazed window to rear, centre light, heated towel rail, partly tiled walls, tiled double flooring with under floor heating.

REAR GARDEN

Decked patio area, laid to lawn, path to rear patio, flower and shrub borders, shed, side access.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
81	56		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.