

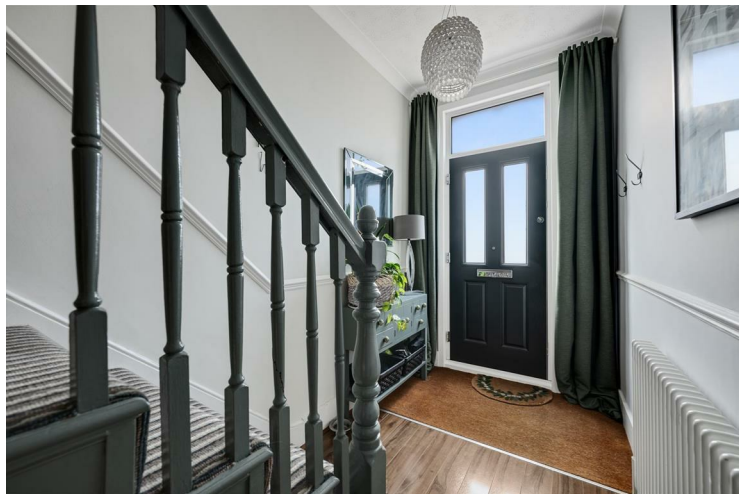


Grangehill Road, London, SE9 1SG

**Asking Price £650,000**

Situated on this sought after road in the heart of Eltham SE9 is this FOUR bedroom extended mid terrace family home. Internally the property has been tastefully decorated by the current owner and is arranged to provide: reception room which is open plan to the dining room, kitchen and utility room (including W.C) to the ground floor. The first floor has two double bedrooms and family bathroom whilst to the top (second floor) there are two further bedrooms. Well positioned for access back to Eltham mainline train station which offers a fast and frequent service to numerous London Termini including London Bridge, Waterloo East, Charing cross and London Victoria. Close to Gordon and Deansfield primary schools. Greenwich council tax band D. Freehold. Awaiting EPC.

## ENTRANCE HALL



UPVC entrance door with frosted windows, frosted fan light over with door number, carpeted stairs to first floor level, centre light point, coving to ceiling, Dado rail, column radiator, under stairs storage cupboard, laminate flooring.

## RECEPTION ROOM



Double glazed bay window to front, centre light point, column radiator, tiled flooring.

## DINING ROOM



Open plan with the reception room, Centre light point, column radiator, tiled flooring.

## KITCHEN



Fitted with a matching range of wall and base units, 1 1/2 bowl stainless steel sink and drainer with mixer tap, space for undercounter fridge and undercounter freezer, space for dishwasher. Built in electric oven with four ring electric hob over and stainless steel extractor hood. Wall mounted boiler, partly tiled walls, inset ceiling spotlights, tiled flooring

## UTILITY ROOM



Frosted double glazed window to rear, inset ceiling spotlights, tiled walls, low-level flush WC, pedestal wash hand basin with mixer tap. Worksurface with space for undercounter washing machine and undercounter tumble dryer, laminate flooring.

## FIRST FLOOR LANDING

Centre light point, doors to all rooms, stairs to second floor level. Laminate flooring.

## BEDROOM ONE



Two double glazed windows to front, centre light point, coving to ceiling, radiator, carpet as laid.

## BEDROOM TWO



Double glazed window to rear, centre light point, radiator, laminate flooring.

## BATHROOM



Fitted three piece suite comprising panelled bath with central mixer tap, including showerhead and glass shower screen, wall hung wash hand basin with mixer tap and low-level flush WC. Double glazed window to rear. Built in shelving unit, heated towel rail, centre light point, laminate flooring.

## SECOND FLOOR LANDING

Insect ceiling spotlight, doors to both rooms, laminate flooring.

## BEDROOM THREE



Double glazed window to rear, inset seating spotlights, two Velux windows to front, eaves storage cupboards, laminate flooring.

## BEDROOM FOUR



Double glazed window to rear, inset ceiling spotlights, radiator, laminate flooring.

## FRONT GARDEN

Crazy paved off street parking for one vehicle, flower borders.

## REAR GARDEN



Tiled patio area leading from the back of the house currently covered by an an enclosed cattery. Laid to lawn with grey slate pathway leading to the rear of the garden and grey slate seating area, rear patio which is tiled and raised flower borders allowing access to shed.

## SHED

Block built external shed.

## Floor Plan

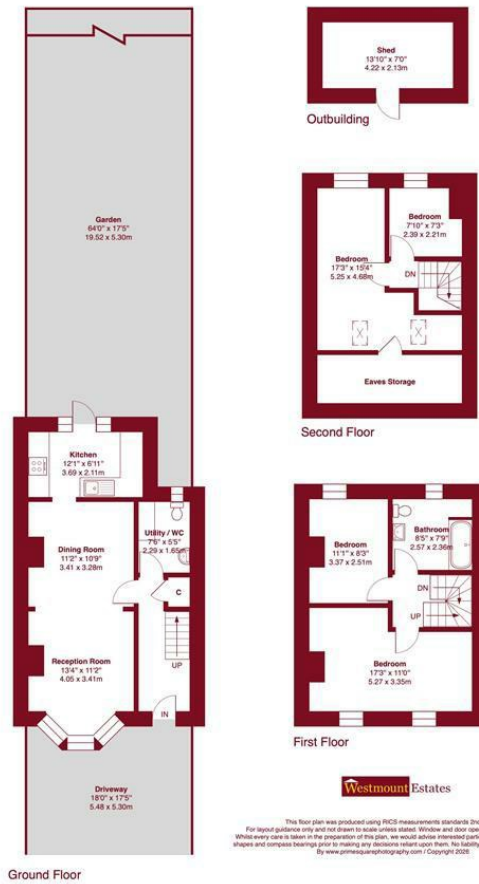


Grangehill Road, SE9

Approximate Gross Internal Area = 1225 sq ft / 113.8 sq m

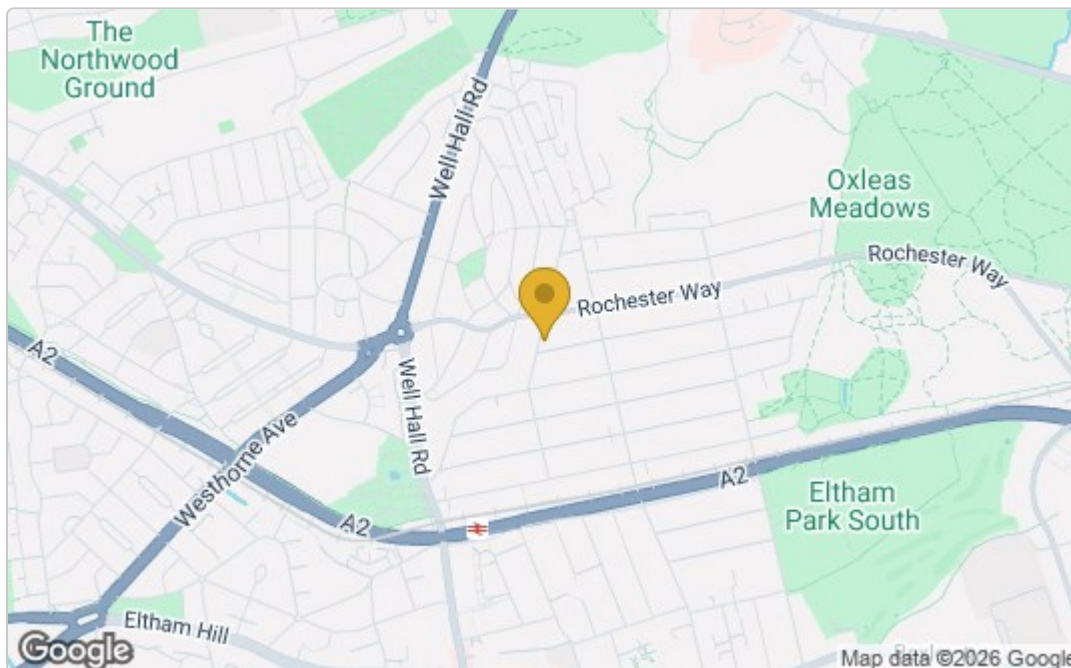
Outbuilding Area = 108 sq ft / 10.1 sq m

Approximate Total Area = 1322 sq ft / 122.8 sq m



### Ground Floor

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                           |  | Current                    | Potential                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>                                       |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | EU Directive<br>2002/91/EC |  |
| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                     |  |                            |                                                                                       |
|                                                                                                                                                                                                                                                                                                                                    |  | Current                    | Potential                                                                             |
| <p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p> |  |                            |                                                                                       |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                                                                  |  | EU Directive<br>2002/91/EC |  |