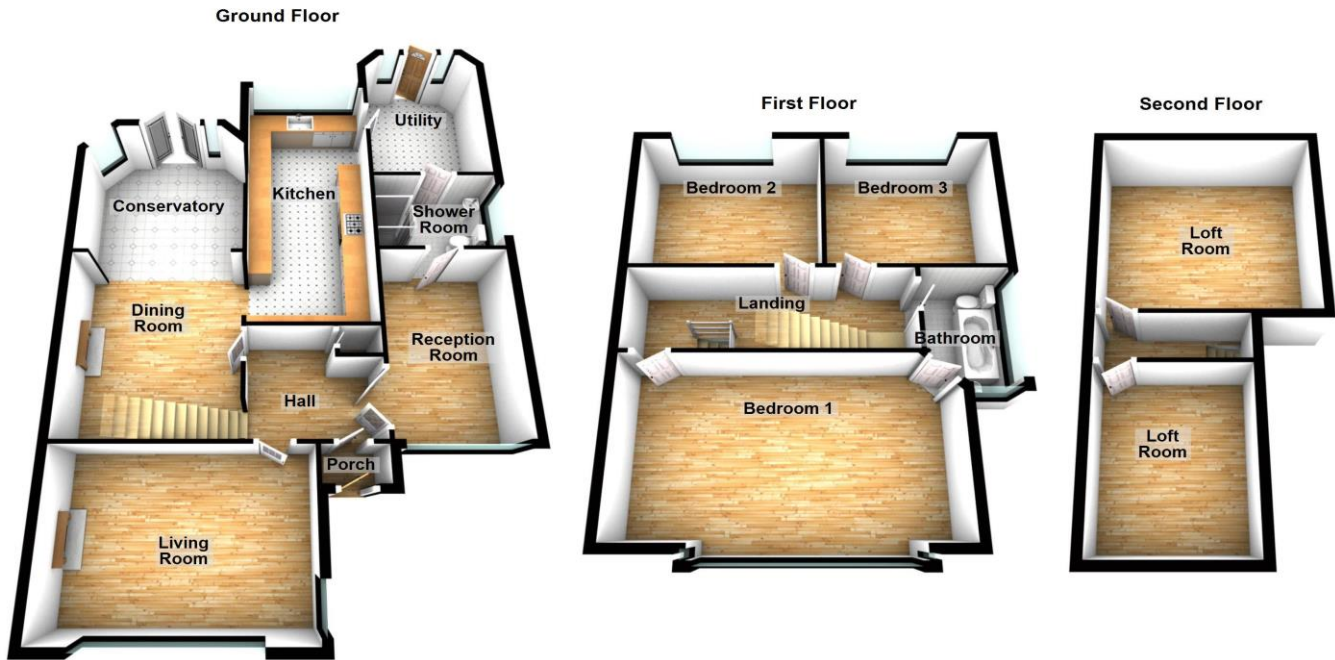


«EpcGraph»

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



For illustrative Purposes Only  
Not To Scale.  
Plan produced using PlanUp.



Crown Woods Way, Eltham Heights, London, SE9 2NJ

Three Double Bedroom Mock Tudor Semi-Detached Family Home | Located In The Ever Popular "Eltham Heights" | In and Out Driveway | Ground Floor Shower Room and First Floor Bathroom | Very Sought After Location | Modern Fitted Kitchen With Separate Utility Room | Large Loft Room | Two Reception Rooms

Guide Price: £630,000 - £640,000

Hunters 265 Westwood Lane, Blackfen, Sidcup, DA15 9PS | 0208 301 5511  
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DISCLAIMER  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances .  
All measurements are approximate





**Crown Woods Way, Eltham Heights,  
London, SE9 2NJ**

Located in the ever popular "Eltham Heights" we offer this well presented Mock Tudor three double bedroom semi-detached family home boasting a spacious feel throughout. The extensive accommodation comprises entrance hall, living room, reception room, open plan dining area with an extended conservatory, 21'4 modern fitted kitchen with integrated appliances and a utility room. To the first floor there are three double bedrooms and a bathroom. Additional benefits to note include gas central heating, double glazing and an "in and out" driveway. To arrange an internal viewing please contact us on 020 8301 5511.

**ENTRANCE PORCH**

*1.27m (4' 2") X 0.61m (2' 0")*

Solid wood door to front and wood flooring.

**ENTRANCE HALL**

*2.44m (8' 0") X 2.51m (8' 3")*

Wood Flooring, radiator and storage cupboard.

**LIVING ROOM**

*4.98m (16' 4") X 3.63m (11' 11")*

Double glazed window to front, double glazed window to side, feature fireplace, radiator and wood flooring.

**RECEPTION ROOM**

*4.34m (14' 3") X 2.67m (8' 9")*

Double glazed window to front, radiator and wood flooring.

**DINING ROOM**

*8.51m (27' 11") X 3.76m (12' 4")*

Double glazed patio doors to rear, two double glazed windows to rear, double glazed window to side, two sky lights, feature fireplace, cupboard under stairs, two radiators and wood flooring.

**KITCHEN**

*6.50m (21' 4") X 2.44m (8' 0")*

Double glazed window to rear, spot lights, range of wall and base units, ... sink with mixer tap, space for gas hob and oven, integrated wine cooler, space for fridge/freezer, integrated dish washer and wall and floor tiling.

**UTILITY ROOM**

*4.52m (14' 10") X 2.54m (8' 4")*

Double glazed window to rear, barn door to rear, space for washing machine and tumble dryer, floor tiling and door to shower room.

**GROUND FLOOR SHOWER ROOM**

*2.26m (7' 5") X 1.90m (6' 3")*

Double glazed window to side, low-level WC, heated towel rail and large shower.

**LANDING**

Carpet and stairs to loft area.

**BEDROOM ONE**

*5.00m (16' 5") X 3.48m (11' 5")*

Double glazed bay window to rear, radiator, wood flooring and door to bathroom.

**BEDROOM TWO**

*3.33m (10' 11") X 3.30m (10' 10")*

Double glazed window to rear, fitted wardrobes, radiator and wood flooring.

**BEDROOM THREE**

*4.14m (13' 7") X 2.51m (8' 3")*

Double glazed window to rear, double glazed window to side, fitted wardrobes, radiator and wood flooring.

**BATHROOM**

*3.18m (10' 5") X 2.16m (7' 1")*

Double glazed frosted window to side, double glazed frosted window to front, roll top bath with clawed feet, basin with pedestal, low-level WC, wood flooring and door to bedroom one.

**LOFT ROOM**

*5.23m (17' 2") X 2.06m (6' 9")*

Two velux windows, fitted wardrobes, two storage cupboards and carpet.

**LOFT BATHROOM**

*2.62m (8' 7") X 1.47m (4' 10")*

Velux window, panelled bath, heated towel rain, wash hand basin and wood flooring.

**OPENING HOURS**

Monday - Thursday: 8:30 am - 6:30 pm

Friday: 8:30 am - 6 pm

Saturday: 9 am - 5 pm

Sunday: 10 am - 4 pm

**THINKING OF SELLING?**

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

