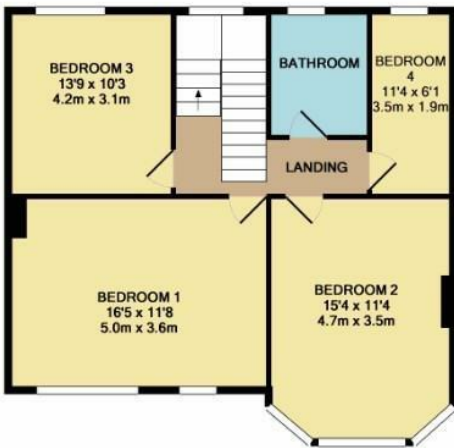


GROUND FLOOR





1ST FLOOR

TOTAL APPROX. FLOOR AREA 1843 SQ.FT. (171.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		80
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	53	53
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		79
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		49
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
		
England & Wales		



# GLENHOUSE ROAD

## ELTHAM PARK

Guide Price £850,000



rightmove.co.uk  
The UK's number one property website

Zoopla.co.uk

PrimeLocation.com

onTheMarket.com

78 High Street, Eltham, London, SE9 1BX

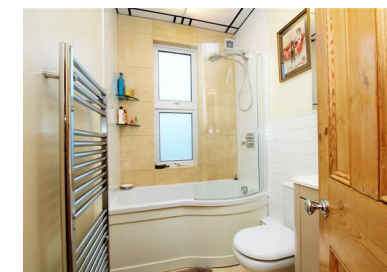
Anthony Martin  
Estate Agents

020 3911 1110  
eltham@anthonymartin.co.uk  
www.anthonymartin.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Anthony Martin  
Estate Agents





\*\*\* GUIDE PRICE OF £850,000 TO £875,000 \*\*\*  
PERFECT IN EVERY WAY!

Beautifully presented semi-detached Corbett built Edwardian house in the sought after "Glen Roads" in the Eltham Park area. The home is double bay fronted and oozing character and charm with original features throughout. On the ground floor off the porch and hallway the abode boasts a through lounge that leads onto a large conservatory with marble tiles under floor heating. Then there is a stylish kitchen with a separate utility room and cloakroom. Then on the first floor off the landing are four sizeable bedrooms and the contemporary family bathroom. The is also a very large loft to extend in STPP along with a cellar too. The rear garden is east facing, well maintained and secluded with a patio area along with a separate decking area and brick built BBQ section too. Then there is the outbuilding and storage cupboard. Whilst to the front is a driveway for one vehicle.

The property is ideally situated between Deansfield and Gordons primary schools along with several sought after secondary schools too. Plus Eltham High Street and train station are just around the corner too. There is easy access to the A2, A20 and South Circular as well.

Call Anthony Martin Estate Agents today to view this impressive home. EPC rating E.

4 BEDROOMS • 3 RECEPTION ROOMS • 2 BATHROOMS

## GLENHOUSE ROAD

ELTHAM PARK

- Edwardian Semi-Detached House
- Four Large Bedrooms
- Two Large Reception Rooms
- 18'9 x 15'9 Conservatory & D.S Cloakroom & Utility Room
- Contemporary Kitchen & Bathroom
- 57' x 32'4 Rear Garden
- Near Eltham High St & Station
- Close to Several Sought After Schools
- Excellent Condition Throughout
- 1843 Square Foot

