



Longcroft, Eltham, London, SE9 3BQ

Chain Free 3 Bedroom semi with Annexe to rear.

A spacious family home ideally situated within easy reach of St. Vincent's Primary school, local shops and New Eltham train station with services to London.

To the ground floor there is a comfortable lounge, kitchen with separate utility area, and handy downstairs w.c. Upstairs there are three good sized bedrooms and a modern shower room with double shower.

To the rear there is an annexe extension with its own side access consisting of an open plan style kitchen/sitting room and shower room, making this ideal for a teenager or relatives.

Guide Price £425,000

3 Bedrooms

13ft Sitting room

Fitted kitchen

Utility room

Downstairs w.c.

First floor shower room

Double glazed

Central heating

Separate Annexe to rear

40ft Garden

ACCOMMODATION

Entrance Porch: 0' 0" x 0' 0" (0.00m x 0.00m)

Entrance Porch with double doors to: entrance hall.

Reception Room: 13' 2" x 12' 7" (4.01m x 3.83m)

Double glazed bay window to front, radiator, laminate flooring, fireplace.

Kitchen: 10' 0" x 9' 9" (3.05m x 2.97m)

Fully fitted kitchen with built in gas hob, under ovens, extractor hood, stainless steel sink and drainer with mixer taps, boiler, part tiled walls, door to:

Utility room: 10' 8" x 4' 8" (3.25m x 1.42m)

Plumbing for washing machine, tiled flooring, space for fridge/freezer, door to side.

Downstairs W.C.:

Low level w.c., wash hand basin.

Landing:

Access to loft, double glazed window to side.

Bedroom 1: 13' 3" x 10' 3" (4.04m x 3.12m)

Double glazed window to front, radiator.

Bedroom 2: 11' 2" x 10' 3" (3.40m x 3.12m)

Double glazed window to rear, radiator.

Bedroom 3: 8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to front, radiator.

Shower room:

Double glazed window to side, Double shower cubicle, low level w.c., wash hand basin. heated towel rail.

Extension Annexe to rear with side door:

Kitchen area in Annexe: 12' 10" x 9' 0" (3.91m x 2.74m)

Double glazed window to rear, white units with ceramic hob, under oven, extractor hood, stainless steel sink and drainer, space for fridge/freezer, washing machine, radiator, door to side.

Living area: 10' 2" x 9' 0" (3.10m x 2.74m)

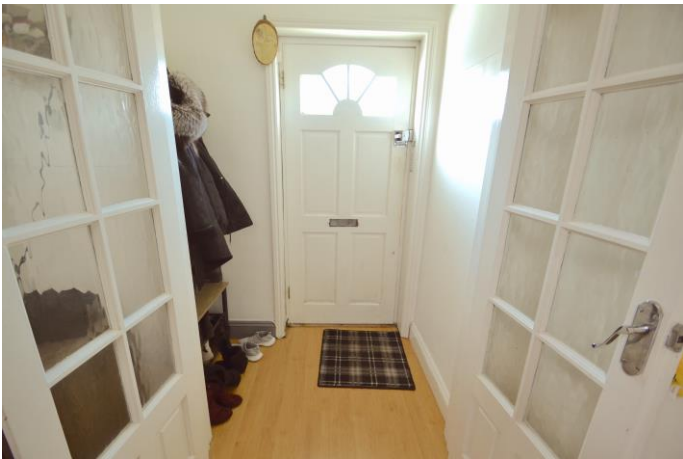
Downstairs shower room:

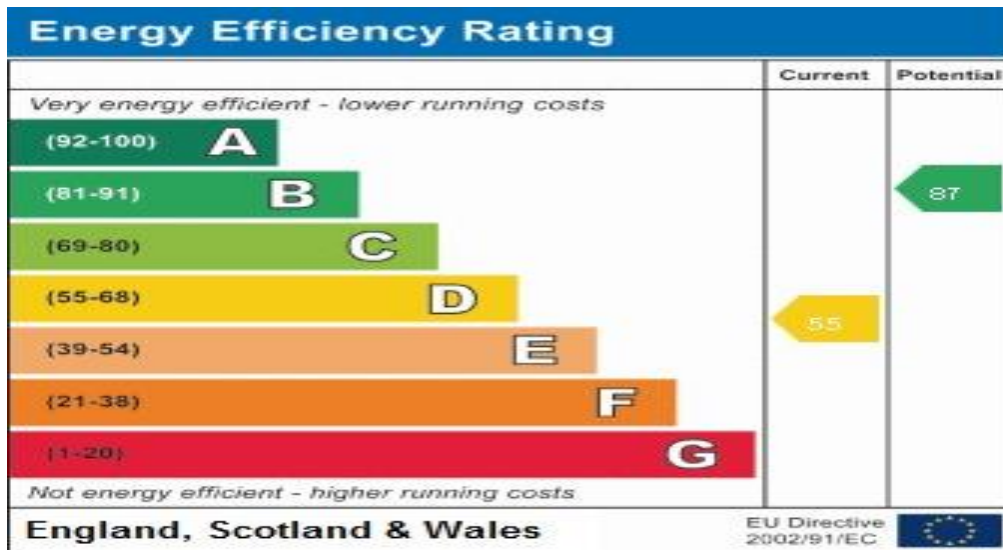
Double glazed window to rear. corner shower, wash hand basin, low level w.c.,

Rear Garden: Approximately 40' 0" x 0' 0" (12.18m x 0.00m)

Parking:

Parking for 2 to front.





Viewing

Please call us on 020 8466 9101 to make an appointment.

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Disclaimer

We have not tested any services, systems or appliances at this property. We strongly recommend that all the information which we provide is verified by yourselves on inspection, and by your Surveyor and Conveyancer.