



Longcroft, Eltham, London, SE9 3BQ

Investors.

LAING EASY-FOAM CONSTRUCTION

Chain Fee

An extended 3 bedroom family home ideally situated within easy reach of St. Vincent's Primary school, local shops and New Eltham train station with services to London.

Downstairs there is a comfortable through lounge, kitchen with separate utility area, and handy downstairs w.c. plus a separate second kitchen and shower room to the rear.

Upstairs there are three good sized bedrooms and a modern shower room with double shower.

40ft garden to rear and two separate hardstanding areas to the front.

EPC: D Council Tax Band: C

Guide Price £425,000

3 Bedrooms

Through sitting room

2 Fitted kitchens

Utility room & w.c.

2nd Downstairs w.c. & Shower room

First floor shower room

Double glazed

Central heating

Hard standing to front

40ft Garden

ACCOMMODATION

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

Entrance Porch with double doors to: entrance hall.

Through Lounge/diner: 23' 2" x 12' 7" (7.06m 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.

Second Kitchen area to rear:

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.

Downstairs Shower Room:

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

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.

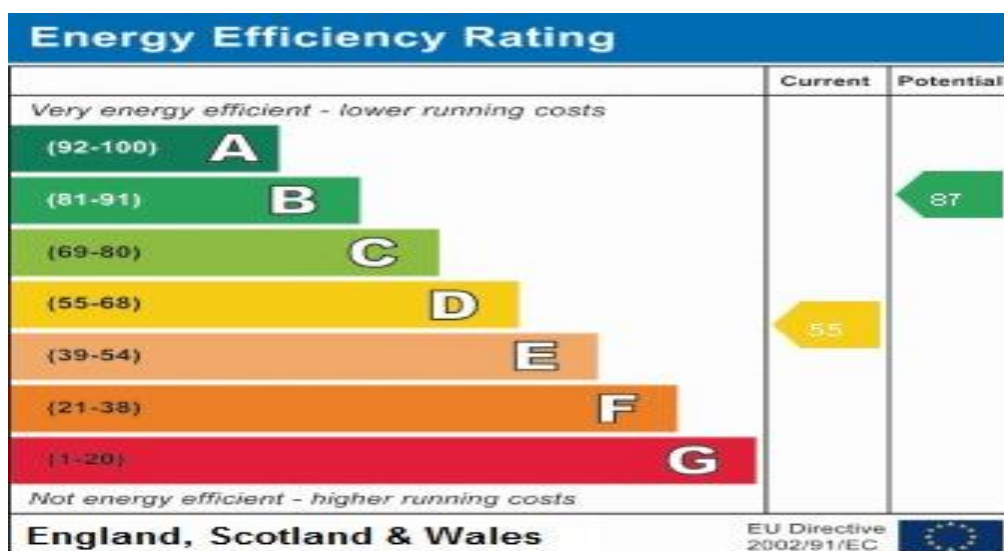
Shower room:

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

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

Hard standing 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.