





In a class of its own, this very stylish double fronted, end of terrace Progress house has been much improved in the last five years by the current owner to provide a very spacious and well equipped, modern family home whilst still enjoying the charm and character that these cottage-style properties are renowned for.

Situated in the popular Progress Conservation area, with its winding roads and many greens, the property is set back from the road and enjoys a spacious green outlook to the front. The accommodation has been altered and enhances the original space provided by this property which is one of the largest style of Progress house.

With a very spacious reception room and a sizeable and extensively fitted kitchen/breakfast room measuring 21'5 x 13'8 a delightful living space for the family and entertaining friends, extensively fitted and enjoying a large breakfast bar and space for dining table and leading to the pretty, South facing garden via bi-fold doors.



Offering a ground floor shower room as well as a first floor bathroom, there is a useful utility room for appliances. The bedrooms are of a substantial size and all of them have built in wardrobes. The rear garden enjoys a sunny aspect and has been lovingly stocked and cared for with a variety of

flowers and shrubs and is an oasis of peace and quiet with a fish pond and apple tree overhanging providing a shady spot!

With many extras including ring alarm system with motion detection and contact sensor, smart thermostat and smart radiator valves and Hue lighting, this is a smashing family home well served by local amenities with bus routes immediately to hand, Eltham station half a mile or so and a variety of shops within a few hundred yards along with some highly regarded primary schools all within three quarters of a mile. What are you waiting for, why not take a look!

RECEPTION ROOM

18' 11" narrowing to 11'4 x 14' 5" narrowing to 11'4(5.77m x 4.39m) Upvc window to front, radiator, fitted storage, dog leg staircase to first floor.

KITCHEN/BREAKFAST ROOM

21' 5" into bay x 13' 8" widest point (6.53m x 4.17m) Triple aspect room with upvc bay window to front, further upvc window to side and bi-fold doors to the garden, extensively fitted with range of wall and base units, large centre island with breakfast bar and extensive drawer units under, twin stainless steel sink units with water filter, double oven and 5 ring hob with extractor over, solid wood worksurfaces, radiator, range of built in cupboards, one housing boiler, vinyl flooring.



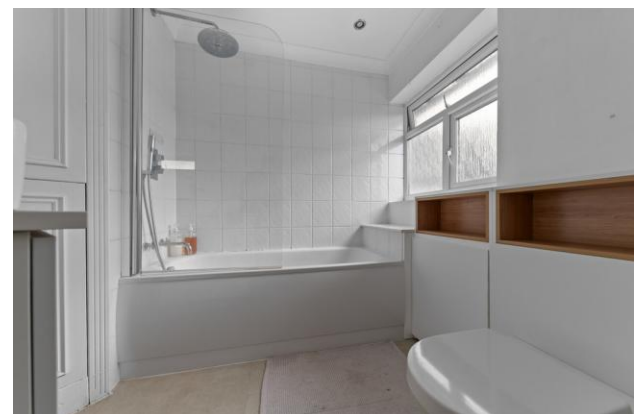
GROUND FLOOR SHOWER ROOM

Large and small shower heads, wash basin with fitted storage, wc, fully tiled walls, radiator.

UTILITY ROOM

Upvc window and part glazed door to garden, space for washing machine and tumbler dryer, fitted shelving, vinyl flooring.







FIRST FLOOR

LANDING

Double glazed window to rear, engineered wood flooring, loft access.

BEDROOM 1

14' 7" to fitted wardrobes x 11' 1" including fitted shelving space (4.44m x 3.38m) Double aspect room with upvc windows to front and side, fitted wardrobes, cupboard space and drawer units to one wall, fitted shelving to another wall, radiator, engineered wood flooring.

BEDROOM 2

15' 1" including wardrobe space x 10' 7" (4.6m x 3.23m) Upvc window to front, radiator, engineered wood flooring.

BEDROOM 3

10' 1" x 8' 3" plus built in wardrobe space (3.07m x 2.51m) Upvc window to front, built in wardrobe, radiator, engineered wood flooring.

BATHROOM

7' 11" x 7' 9" irregular shape (2.41m x 2.36m) Upvc window to rear, white suite comprising panelled bath with shower and hand shower, wash basin in wash stand with built in storage, wc with concealed cistern and fitted storage, radiator, part tiled walls, built in double cupboard housing immersion heater, vinyl flooring.

OUTSIDE

The sunny, South facing rear garden is very pretty, with well tended and stocked flower beds, shrubs and vegetable plot, fish pond, apple tree, decked patio, timber shed and summerhouse, covered area used currently for protected area for seedlings. Gated side access.

Outbuilding with planning permission for residential annexe.

Flower borders and beds to front of property.

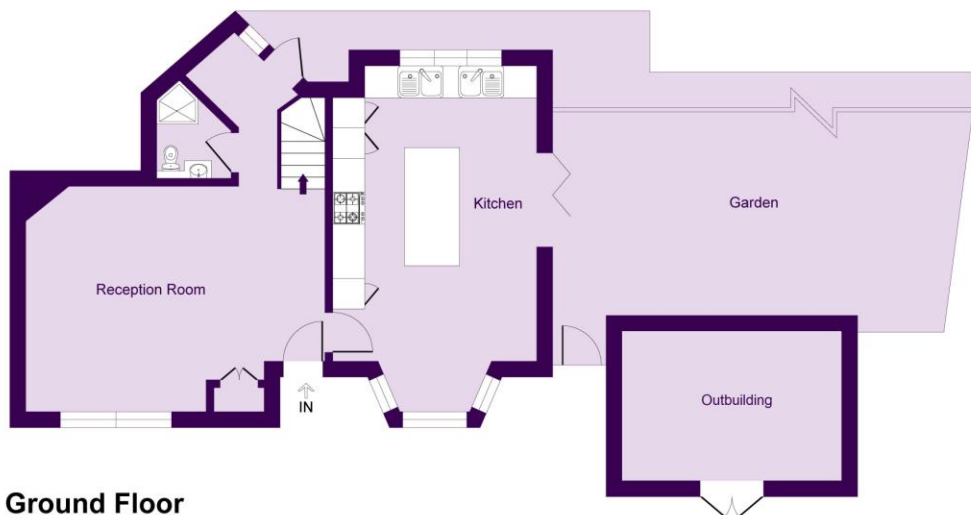
Council tax band: D

Tenure: Freehold



Well Hall Road

Total area: Approx. 1287.7 sq. feet (119.6 sq metres)



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



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