





Elegance, space and location all provided by this truly substantial semi-detached, triple- fronted, Edwardian Corbett house in one of the most sought-after roads leading from Eltham Park. Offered with endless accommodation and with original features too numerous to mention, there is versatility with the layout allowing currently for a minimum of 5 bedrooms with an annexe which has personal access if needed providing a further four rooms, ideal for a dependent relative or even to let out as a separate entity possibly. With three reception rooms and an impressive entrance hall, there is a walled, landscaped sunny, South facing garden and a driveway with parking for 3 to 4 cars. With a South facing balcony overlooking the gardens and within a short stroll of the highly regarded St. Mary's CP school, about a third of a mile away, there are a wide variety of shops available at Westmount Road and Eltham station is about three quarters of a mile away. The sheer size and character, let alone the prime location make this, we believe, a pretty breathtaking home!

ENTRANCE HALL

Original front door, original ceiling rose and cornice, dado rail, radiator, door to garden, door to cellar, stripped floorboards.



RECEPTION 1

25' 2" x 13' 1" into recess (7.67m x 3.99m) Original sash window to front, original ceiling rose and cornice, marble fire surround with cast iron inset and marble hearth, radiator, picture rail, casement doors to garden.



RECEPTION 2

19' 5" into bay x 12' 10" into recess (5.92m x 3.91m) Bay window with original sashes, original ceiling rose and cornice, marble fire surround with cast iron and tiled inset and marble fender, picture rail, two radiators, fitted carpet.

RECEPTION 3

12' 2" x 10' 4" (3.71m x 3.15m) Original sash window, wooden mantel, built in storage, cupboard housing boiler, radiator, fitted carpet.

KITCHEN

17' 11" x 7' 5" (5.46m x 2.26m) Upvc window to rear, cream fronted units, built in double oven, hob and stainless steel chimney hood, 1.5 bowl sink unit, space for dishwasher, part tiled walls, radiator, vinyl flooring, upvc part glazed door to garden.

INNER LOBBY

7' 1" x 6' 1" (2.16m x 1.85m) Window to rear, radiator, original airer, stripped floorboards, doors to kitchen and utility room.

UTILITY ROOM

Window to side, space for appliances, Quarry tiled floor, door to:-

CLOAKROOM

Wc, wash basin, radiator, Quarry tiled floor.

FIRST FLOOR

LANDING

BEDROOM 1

15' 2" to recess x 15' into bay (4.62m x 4.57m) Bay window to front with original sashes, built in storage and drawers to recesses, radiator, fitted carpet.

BEDROOM 2

14' x 10' into recess (4.27m x 3.05m) Sash window to front, radiator, fitted carpet.



BEDROOM 3

11' 5" x 9' 2" (3.48m x 2.79m) Sash window to front, radiator, fitted carpet.

BEDROOM 4

12' 11" x 7' 9" widening to 11' 6" (3.94m x 2.36m) Sash window to rear, radiator, fitted carpet.

STUDY

7' 11" x 7' 2" (2.41m x 2.18m) Windows to side, radiator, laminate flooring.







BATHROOM

12' narrowing to 10' 10" x 8' 1" (3.66m x 2.46m) Sash window to rear, white roll top bath, pedestal wash basin, wc with high level cistern, double shower unit, radiator, heated towel rail, airing cupboard, panelled to dado height, vinyl flooring.

ANNEXE ENTRANCE AREA

Own front door, electric heater, built in cupboard, fitted carpet, stairs to first floor

SMALL LANDING

Window to side, door to lounge.

LOUNGE

19' 10" x 10' 2" narrowing to 7' 2" (6.05m x 3.1m) Sash window to front, patio doors to balcony, radiator, fitted carpet.

BEDROOM

11' x 8' 11" to chimney breast (3.35m x 2.72m) Two sash windows, radiator, cupboards to recesses, fitted carpet.

BEDROOM/KITCHEN

8' 4" x 6' (2.54m x 1.83m) Window to rear, was previously used as a kitchen, radiator, vinyl flooring.

SHOWER ROOM

8' 4" x 4' 11" plus recess (2.54m x 1.5m) Window to rear, double shower unit, pedestal wash basin, wc., vinyl flooring.

BALCONY

South facing overlooking garden.



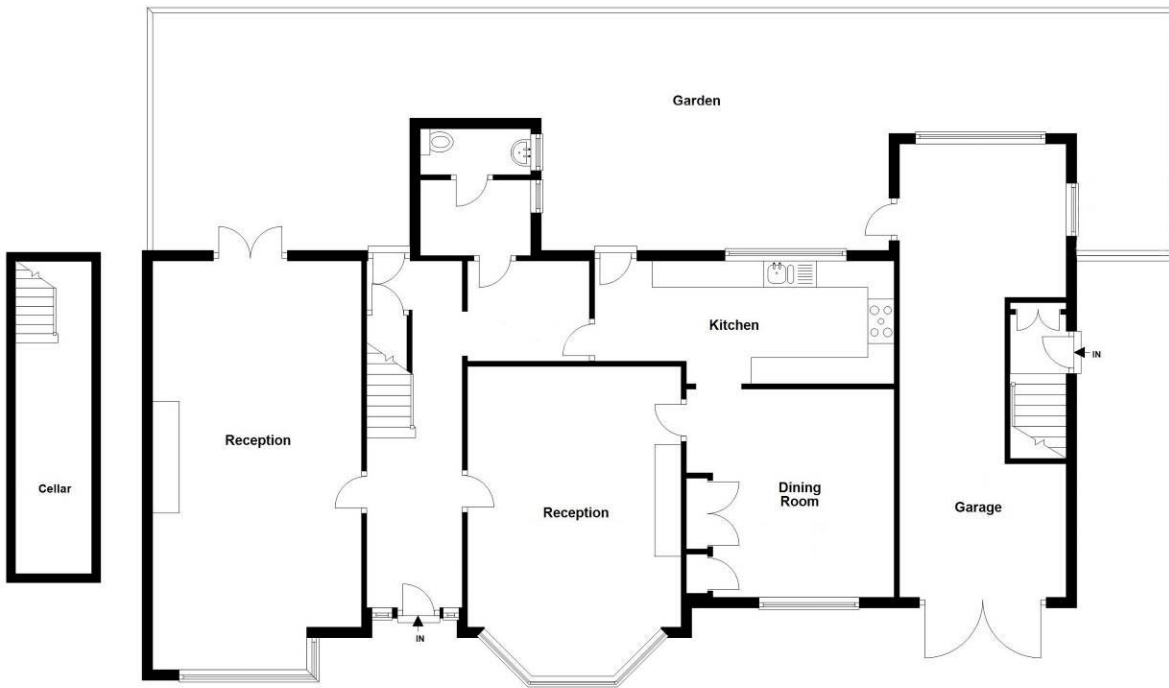
OUTSIDE

Landscaped sunny, South facing rear garden measuring approximately 73' depth x 62' width, with parts of the original wall. laid to lawn, variety of shrubs and flowers, pergola, two sheds, patio area, gated side access.

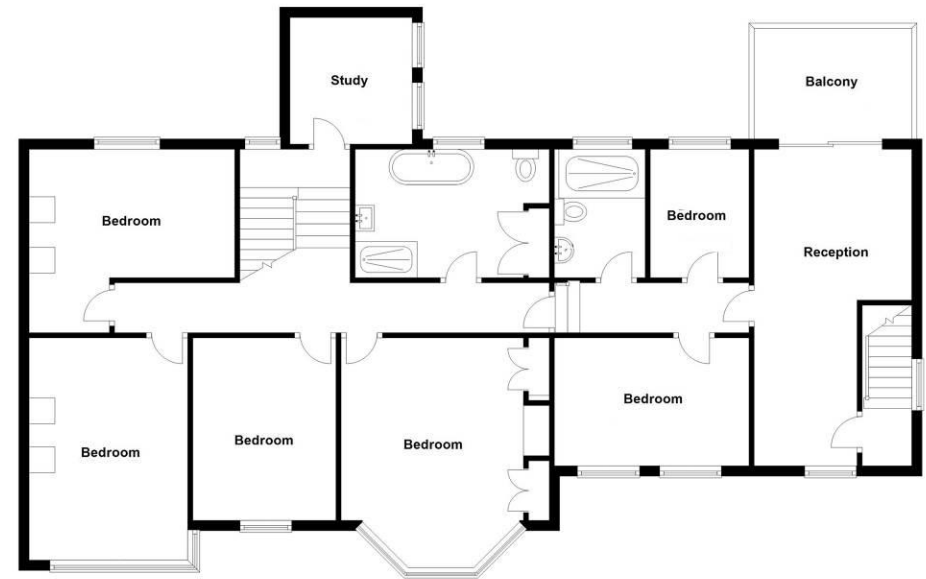
Established shrubs to front garden.

Own driveway with parking for three to four cars, leads to integral storage room 28' 5" x 7' to stairwell widening to 10' 2". Windows to side and rear, double doors to front, power and light.





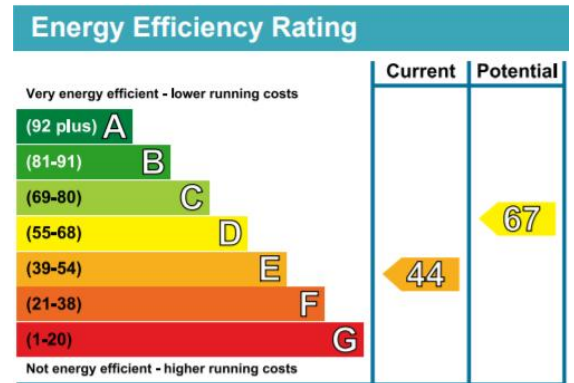
Ground Floor
Approx. 118.0 sq. metres (1270.1 sq. feet)



First Floor
Approx. 124.1 sq. metres (1335.6 sq. feet)

Total Area: Approx. 231.9 sq. metres (2,495.7 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
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