



Price Band £800,000 to £825,000

Riefeld Road, Eltham, SE9 2QA

Chattertons

EST 1893

4 bedroom semi detached house

Price band 800,000 to 825,000 Part of the extremely popular Eltham Heights development is this classy 1930s semi detached house which is presented to the market in immaculate condition.

The property has instant kerb appeal and gets even better once inside, the first impression of a house is always so important and this property does not disappoint as you enter in to the very spacious entrance hall with original oak flooring and stairway to the upstairs. The accommodation includes an extended lounge with remote control velux window including rain sensor, with doors out to the beautiful garden, separate dining room with beautiful bay window and window seat, modern kitchen, 4 good size bedrooms and 2 bathrooms.

The outside features a large driveway with parking for 3 cars and with a detached garage which has been extended to offer more storage space and a lovely rear garden with large patio and lawned area.

The location is ideal for families that also need quick access into London as Falconwood Mainline station is around 10 minutes away on foot, also close at hand are a host of great schools and a large range of shops and services.

Our clients have found a property and it is a complete chain and so this property is ideal for people looking to move quickly.

If you want to move in, unpack and start living, this could be the one.



Entrance Hall

Spacious and welcoming hallway, picture rail, original oak flooring, radiator, under stairs storage cupboard

Lounge 21' 10" x 13' 0" (6.65m x 3.96m)

Solid wood flooring, limestone fireplace with inset gas fire, double glazed French doors to the garden with double glazed windows either side large remote control vellum window with rain sensor, double glazed window to the side, picture rail, coving, centre rose, sold wood flooring

Dining Room 13' 9" x 13' 0" (4.19m x 3.96m)

Double glazed bay window with beautiful window seat including storage below, brick built fireplace, alcove storage with lighting, picture rail, coving, radiator, carpet

Kitchen 15' 9" x 8' 3" (4.80m x 2.51m)

Double glazed window overlooking the garden, door to the garden, fitted wall and base units with laminated work surface, under unit lighting, bosch double oven, gas grill with extractor hood, sink unit with 1.5 bowl and mixer taps, tiled walls, laminate flooring, cupboard housing combo boiler

Ground Floor Shower Room

Frosted double glazed window, shower cubicle, low level wc, wash hand basin with vanity below, heated towel rail, tiled walls, vinyl floor covering

Stairs to the floor

Carpet, skylight window, storage cupboard, carpet

Bedroom 1 13' 0" x 13' 0" (3.96m x 3.96m)

Double glazed window, radiator, built in wardrobes with lighting, carpet

Bedroom 2 13' 0" x 12' 0" (3.96m x 3.65m)

Double glazed window to the rear, double glazed tilt and turn window to the side, radiator, spotlights, picture rail

Bedroom 3 11' 8" x 8' 6" (3.55m x 2.59m)

Double glazed window, radiator, laminate flooring

Bedroom 4 10' 0" x 8' 5" (3.05m x 2.56m)

Triple aspect double glazed windows, radiator, carpet

Bathroom

Opaque double glazed window, panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, tiled surround, marine ply panelled walls, wall lights and spotlights, laminate flooring

Rear Garden 85' 0" x 35' 0" (25.89m x 10.66m)

Indian sandstone patio, laid to lawn with flower borders and a great range of plants, trees and shrubs, side access, outside lights, outdoor tap, paved area at the end of the garden with timber built shed

Detached Garage 15' 6" x 7' 6" (4.72m x 2.28m)

Up and over door with light and power

Utility Room 14' 0" x 8' 1" (4.26m x 2.46m)

An extension of the garage providing great extra space





All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

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