



Guide Price £450,000

Green Lane, New Eltham, SE9 2AP

Chattertons

EST 1893

2 bedroom period house

Located in a POPULAR ROAD and backing on to the ROYAL BLACKHEATH GOLF COURSE is this PERIOD HOUSE with BARE BRICK EXTERIOR.

The house is presented in EXCELLENT CONDITION and has the accommodation includes a LARGE OPEN PLAN THROUGH LOUNGE, modern kitchen with small extension, 2 bedrooms, modern upstairs bathroom and the welcome addition of an ENTRANCE PORCH.

Within 10 minutes walk to NEW ELTHAM MAINLINE STATION and also within easy reach of ELTHAM HIGH STREET the situation of the house is perfect, with transport and shopping options a plenty.



Popular road
Period house
Bare brick exterior
Backing on to Royal Blackheath Golf Course
2 bedrooms

Entrance Porch

Through Lounge 21' 3" x 12' 10" (6.48m x 3.91m)

Double glazed window with shutter, radiator, fireplace, double glazed window to the rear, laminate flooring

Kitchen 7' 11" x 7' 8" (2.41m x 2.34m)

Double glazed window, double glazed skylight window, double glazed door to the garden, fitted wall and base units with granite work surface, stainless steel single drainer sink unit with mixer taps, integrated fridge freezer, space for side by side white goods and plumbing for washing machine

Stairs to the first floor

Access to loft, sensor lighting

Large open plan lounge
Modern kitchen with small extension
Modern first floor bathroom
West facing garden
Close to Mainline station

Bedroom 1 12' 10" x 9' 11" (3.91m x 3.02m)

2 double glazed windows with shutter, radiator, carpet

Bedroom 2 10' 11" x 6' 7" (3.33m x 2.01m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, shower bath with screen, wash hand basin with mixer taps, tiled walls radiator

Rear Garden 55' 0" x 15' 9" (16.76m x 4.80m)

West facing garden, laid to lawn and backing onto Royal Blackheath Golf Club, side access

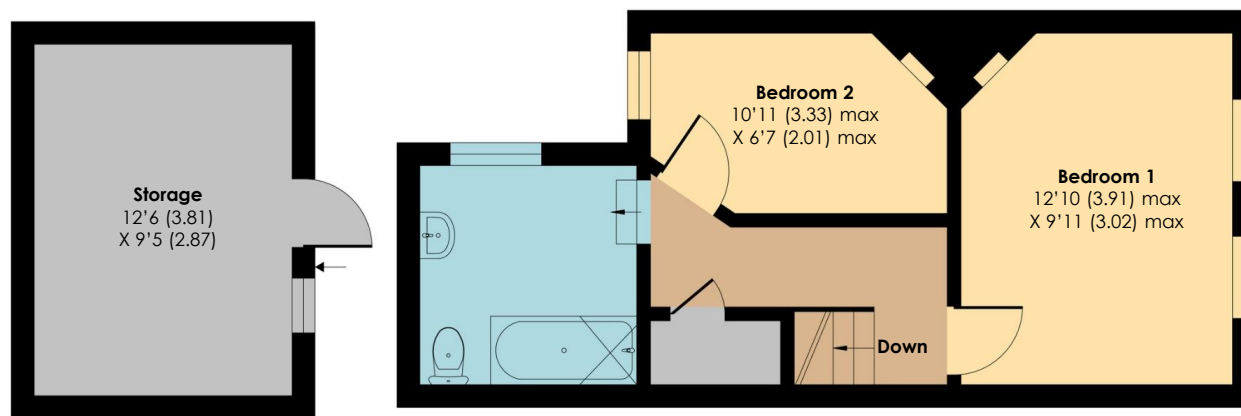
Garden storage 12' 6" x 9' 5" (3.81m x 2.87m)

Timber built storage shed

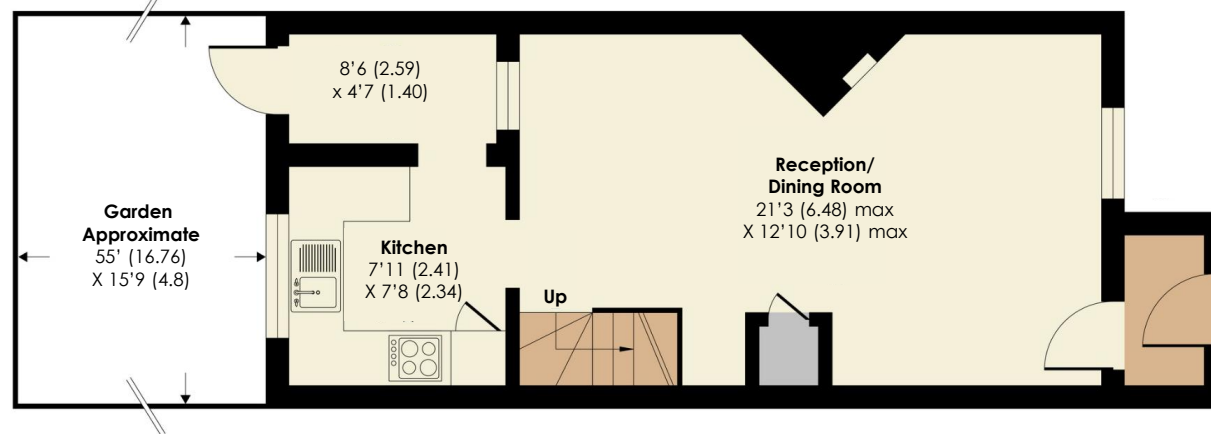




FIRST FLOOR



GROUND FLOOR



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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