



Guide Price £1,300,000

Glenhouse Road, Eltham, SE9 1JH

Chattertons

EST 1893

6 bedroom period house

A highly sought after double fronted end of terrace house, situated in a desirable road close to Eltham High Street and Mainline Station. The property retains many original features such as fireplaces and cornice. The current owners of 18 years have maximised the accommodation and very carefully modernised and improved the property, adding two loft bedrooms with en suite shower room/w.c and study. On the ground floor are three reception rooms, recently fitted kitchen with integrated appliances and spacious bathroom/w.c. Outside there is a paved patio, steps to lawn area and summer house, timber built shed/workshop, pedestrian side access and a garden w.c.



Double fronted Corbett House built circa 1900
Spacious family accommodation
Six bedrooms
Study

Entrance Hall

Main Reception 25' 0" x 12' 0" (7.62m x 3.66m)

Two windows to front, original fireplace, decorative cornice and ceiling rose, two radiators, stripped floor boards, double casement door to kitchen

Second Reception 17' 2" x 12' 2" (5.23m x 3.71m)

Bay window to front, original fireplace, decorative cornice and ceiling rose, stripped floor boards, two radiators

Dining Room 12' 2" x 11' 10" (3.71m x 3.61m)

Window to rear, fireplace with log burner, radiator, coved cornice, cupboard with Valiant combi boiler, utility cupboard, plumbed for washing machine, door to ground floor bathroom

Ground Floor Bathroom

Double glazed Velux, sash window to side, bath with mixer taps and shower attachment, pedestal wash hand basin with mixer taps, close coupled w.c suite, period style heated towel radiator, shower cubicle with Aqualisa shower, extractor fan

Kitchen 14' 7" x 10' 9" (4.45m x 3.28m)

Two double glazed windows to rear, double casement door to garden, wall and base units with fitted work tops, centre island/breakfast bar, All appliances are Bosch, Microwave/oven Combi, single Electric fan assisted oven, induction hob, integrated fridge/freezer and dishwasher, under counter freezer,, stainless steel sink with boiling water mixer tap, two plinth heaters running off central heating system

Stairs to first floor

Bedroom 3 15' 11" x 11' 8" (4.85m x 3.56m)

Bay window to front, fitted wardrobe, laminate flooring, radiator, coved cornice]

Three reception rooms
Recently fitted kitchen
Gas fired central heating
Useful Cellar

Bedroom 4 13' 0" x 12' 10" (3.96m x 3.91m)

Window to front, fitted wardrobe, radiator, original fireplace, coved cornice

Bedroom 5 12' 1" x 10' 10" (3.68m x 3.30m)

Window to rear, fitted wardrobes, radiator, original fireplace, laminate flooring

Bedroom 6 12' 0" x 7' 1" (3.66m x 2.16m)

Window to rear, radiator, carpet, coved cornice

Study

Window to front, radiator, coved cornice

Shower Room

Window to rear, shower with sliding door, Aqualisa shower, vanity wash hand basin with mixer taps, low level w.c suite with concealed cistern, extractor fan, radiator

Stairs to the top floor

Window to rear, radiator, carpet

Bedroom 119' 0" x 10' 0" (5.79m x 3.05m)

Double glazed windows to front, fitted wardrobes, eaves storage cupboard, radiator, carpet

En Suite

Double glazed Velux window, steam shower with radiator, vanity basin with mixer taps, low level w.c suite with concealed cistern, extractor fan, door from bedroom and landing

Bedroom 2 19' 3" x 12' 1" (5.87m x 3.68m)

Double glazed window to front and rear, eaves storage cupboard, radiator

Garden

Pedestrian side access, paved patio, laid to lawn, flower borders, outside tap, lighting and power, Summer house with power and light, shed/workshop with power and light

Summer House 12' 5" x 12' 5" (3.78m x 3.78m)

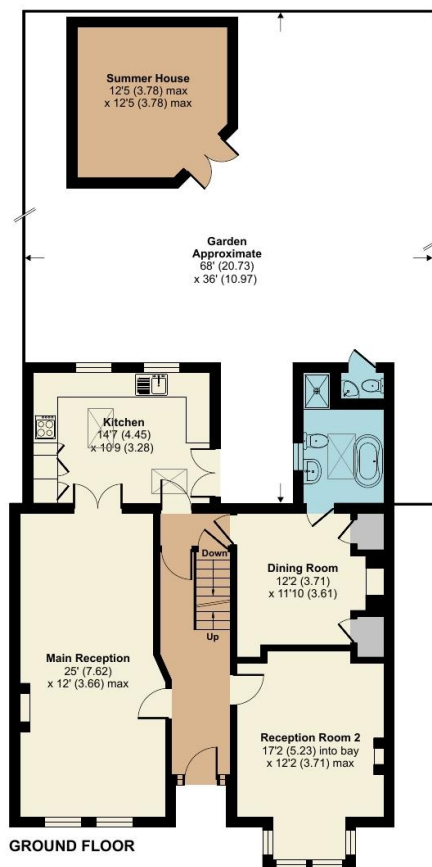




Denotes restricted
head height

Basement
22' (6.71) max
x 5'6" (1.68) max

BASEMENT



GROUND FLOOR

Glenhouse Road, London, SE9

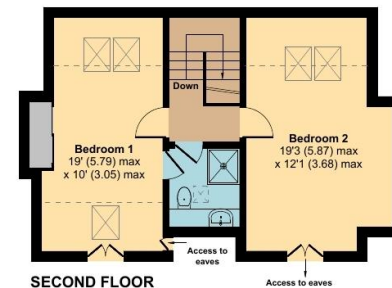
Approximate Area = 2270 sq ft / 211 sq m

Limited Use Area(s) = 116 sq ft / 11 sq m

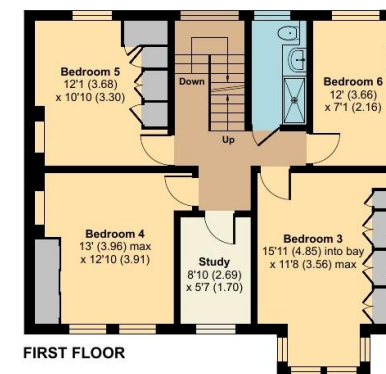
Outbuildings = 152 sq ft / 14 sq m

Total = 2538 sq ft / 236 sq m

For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 921373

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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