



£369,000

Collynson House, Ellis Close, New Eltham, SE9 3AH

Chattertons

EST 1893

2 Bed, First Floor Flat

A beautifully maintained, modern first floor flat within a very short walk of New Eltham Railway station. Quiet cul de sac position with private off road parking space. Spacious and bright rooms, with large open plan kitchen/diner/lounge. Two double bedrooms, one with ensuite shower room. Family bathroom. Lift access up to first floor. Gas central heating. Double glazed windows.

Two double bedrooms, one with ensuite shower room. Family bathroom. Lift access up to first floor. Gas central heating. Double glazed windows.



Beautifully presented and well maintained!
Bright and spacious rooms
Quiet cul de sac position
Private off street parking space
Open plan kitchen, diner, lounge

Entrance Hall 12' 2" x 4' 7" (3.71m x 1.40m)
Entry phone. Carpet. Radiator. Double built in cupboard.

Inner Hall 10' 2" x 6' 11" (3.10m x 2.11m)

Kitchen / Lounge / Dining Area
21' 4" x 15' 9" (6.50m x 4.80m)
Open plan space. 2 radiators in lounge space. Double glazing window to front and side. Range of base and wall cupboards. Fitted work tops. Mixer tap. Inset sink. Gas hob. Electric cooker. Extractor over cupboard with Ideal gas boiler. Integrated fridge.

2 Double Bedrooms
Master bedroom has ensuite shower room
Double glazing throughout
Gas central heating
Lift access to first floor

Bedroom 1 12' 10" x 10' 10" (3.91m x 3.30m)
Double glazed window to rear. Carpet. Radiator.

Ensuite
Large shower cubicle. Wash hand basin. Low WC suite. Shaver point.

Bedroom 2 12' 10" x 9' 6" (3.91m x 2.89m)
Double glazed window to rear. Carpet. Radiator is currently removed.

Bathroom
Panelled bath, shower screen. Wash hand basin with mixer tap. Low WC suite. Concealed cistern. Extractor fan.

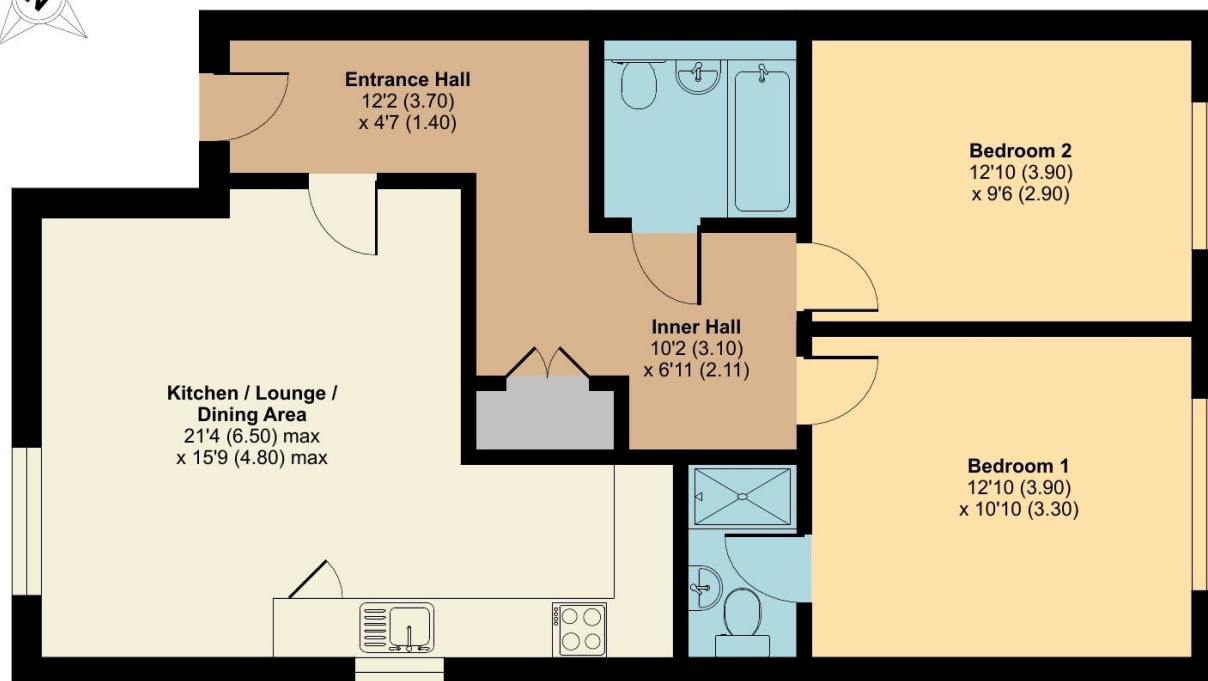




Ellis Close, London, SE9

Approximate Area = 771 sq ft / 71.6 sq m

For identification only - Not to scale



FIRST 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:

020 8859 4000

405 Footscray Road

New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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