



Price Band £400,000 - £425,000

Lannoy Road, New Eltham, SE9 2RH

Chattertons

Est. 1893



## 2 Bed semi detached house

### Price band 400,000- 425,000

Situated in a VERY POPULAR ROAD which is QUIET and RESIDENTIAL and yet only a moments stroll to NEW ELTHAM MAINLINE STATION.

This is a SEMI DETACHED HOUSE presented to the market in EXCELLENT CONDITION and with 2 DOUBLE BEDROOMS and 2 RECEPTIONS.

The house is available CHAIN FREE. The general neighbourhood is very good and you can also walk to a great range of SHOPS and SERVICES along with MULTIPLE BUS ROUTES.





- Very popular road

- Semi detached

- Moments stroll to New Eltham mainline station

- 2 double bedrooms

#### Entrance Hallway

Laminate flooring, radiator

#### Lounge 14' 0" x 11' 3" (4.27m x 3.43m)

Double glazed bay window, radiator, laminate flooring

#### Dining Room 11' 8" x 9' 4" (3.56m x 2.84m)

Double glazed door to the garden, laminate flooring, under stairs storage cupboard

#### Kitchen 10' 5" x 6' 2" (3.18m x 1.88m)

Double glazed window, wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, built in oven and hob, tiled floor

#### Ground Floor Bathroom

Frosted double glazed window, tiled walls, panelled bath with mixer taps and shower attachment, wash hand basin with mixer taps, low level wc, tiled floor, radiator, spotlights extractor fan

#### Stairs to the first floor

- Garden

- Chain free

- Excellent condition

- 2 receptions

#### Bedroom 1 14' 6" x 11' 0" (4.42m x 3.35m)

2 double glazed windows, laminate flooring, radiator

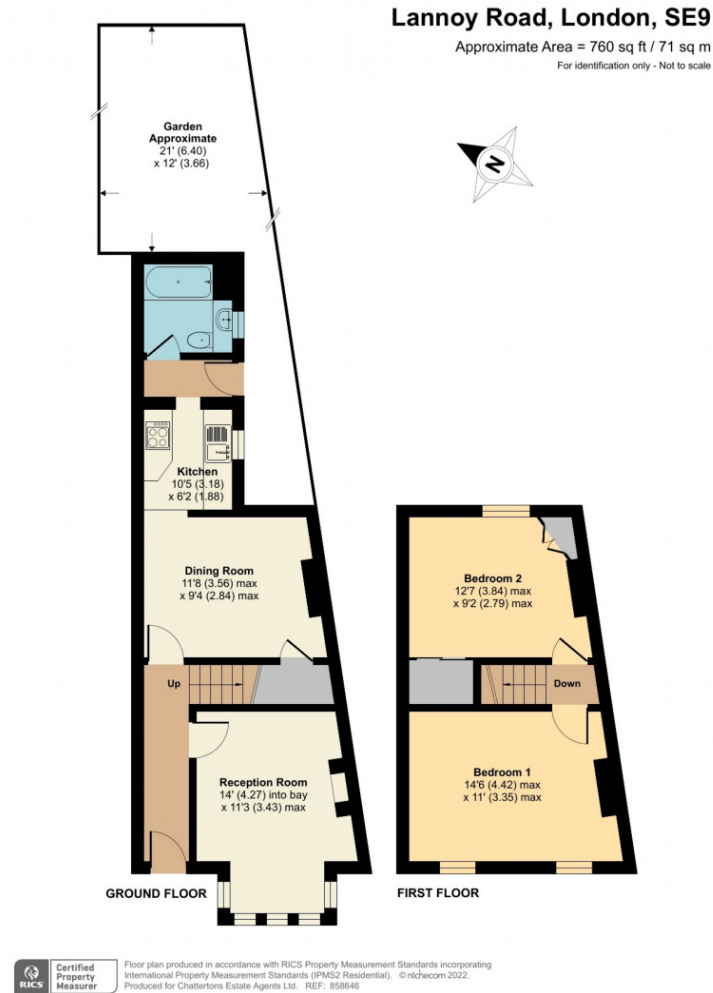
#### Bedroom 2 12' 7" x 9' 2" (3.84m x 2.79m)

Double glazed window, built in wardrobes, laminate flooring, built in wardrobe housing combi boiler

#### Rear Garden

Paved with outside tap





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.  
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