

131 Well Hall Road, London, SE9 6TS

£500,000

Council Tax Band: D



We are delighted to present this opportunity to purchase a charming three-bedroom terraced house set within the sought-after Progress conservation area. This highly desirable double fronted home is a fine example of one of these popular cottage-style properties and offers an abundance of character and charm.

The property boasts spacious accommodation which briefly comprises an entrance hall, large through lounge, fitted kitchen/diner, three double bedrooms along with a stylish and well-appointed family four-piece bathroom. One of the standout features of the property is the beautiful secluded garden, generous in size whilst also allowing plenty of space for potential future expansion, subject to usual planning permissions.

Conveniently located with bus routes almost immediately to hand, the property is within easy reach of excellent transport links at Eltham Mainline Station providing regular commuter services into central London.

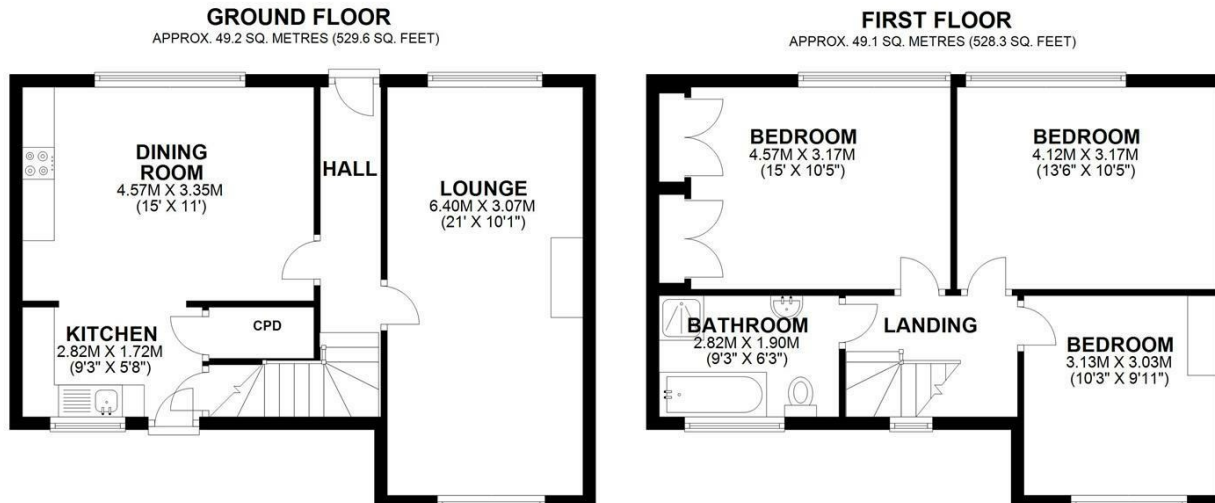
The recently regenerated High Street is also close by and offers an array of shops, coffee bars, restaurants and a recently opened Vue cinema complex. Well Hall Parade provides ample and convenient local shopping as well as bus routes into Blackheath, Bexleyheath, Greenwich and the O2 arena. Just a short walk from the house is Well Hall Pleasaunce with its beautiful gardens and moat, one of Greenwich's Green Flag Award-winning sites. Within the grounds stands the historic Tudor Barn that dates back to the 16th Century, now housing a delightful restaurant with 2 outdoor terraces. For families, there are several highly regarded schools close by.

Don't miss the opportunity to make this delightful house your home. With its spacious garden, new modern bathroom, and fantastic location, it truly offers the perfect retreat for those seeking comfort, convenience, and a touch of timeless charm.

Early viewings come highly recommended.



Open House South East



TOTAL AREA: APPROX. 98.3 SQ. METRES (1057.9 SQ. FEET)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		