



## 61 Craighton Road, London, SE9 1QE Asking Price £635,000

Located in the heart of the Corbett Estate is this well proportioned THREE bedroom mid terrace family home. This property has been in the same family for the last 27 years and oozes potential. Internally the property is arranged providing two reception rooms, kitchen, lean-to and W.C. to the ground floor whilst to the first floor are THREE well proportioned bedrooms and family bathroom. Located diagonally opposite The Gordon primary school and within striking distance of Eltham mainline train station, the Pleasance and shops and eateries located along Well Hall Road. An internal viewing is a must to appreciate all the property has to offer. EPC rating D, Council tax Greenwich band D, Freehold.



# Craigton Road, London, SE9 1QE

## ENTRANCE HALL

Multi paneled front door with stained glass inserts, coving to ceiling, centre light point with ornate ceiling rose, carpeted stairs to first floor level, understairs storage cupboard, dado rail, radiators, stripped wooden floor boards.

## RECEPTION ROOM 15'7" into bay x 14'2" (4.77 into bay x 4.33)

Double glazed bay window to front, coving to ceiling to ceiling, centre light point with ornate ceiling rose, feature fire place with wooden mantle, radiator, carpet as laid.

## DINING ROOM 12'2" x 10'4" (3.71 x 3.16)

Window to rear, centre light point, coving to ceiling, built in walk in storage cupboard with wall mounted boiler and frosted window, built in storage cupboard housing emersion heater (believed to be redundant with the addition on a combination boiler), serving hatch through to kitchen, radiator, carpet as laid.

## KITCHEN 8'7" x 7'8" (2.62 x 2.36)

Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer. Space for freestanding four ring gas cooker and fridge freezer, centre light point, coving to ceiling, partly tiled walls, vinyl flooring.

## LEAN-TO 12'11" x 5'6" (3.94 x 1.68)

Double doors to rear leading to garden with windows to either side, space for washing machine, vinyl flooring.

## GROUND FLOOR W.C. 4'7" x 2'6" (1.42 x 0.78)

Opaque window to side, low level flush W.C. wall light.

## FIRST FLOOR LANDING

Doors to all rooms, coving to ceiling, carpet as laid.

## BEDROOM ONE 15'8" into bay x 9'3" to wardrobe doors (4.79 into bay x 2.83 to wardrobe doors)

Double glazed bay window to front, coving to ceiling, centre light point, built in wardrobes to one wall, radiator, carpet as laid.

## BEDROOM TWO 12'0" x 11'3" (3.66 x 3.43)

Double glazed window to rear, coving to ceiling, centre light point, built in storage cupboard, radiator, carpet as laid.

## BEDROOM THREE 9'6" x 8'7" (2.91 x 2.62)

Double glazed window to front, centre light point, coving to ceiling, radiator.

## BATHROOM 8'8" x 8'7" (2.66 x 2.62)

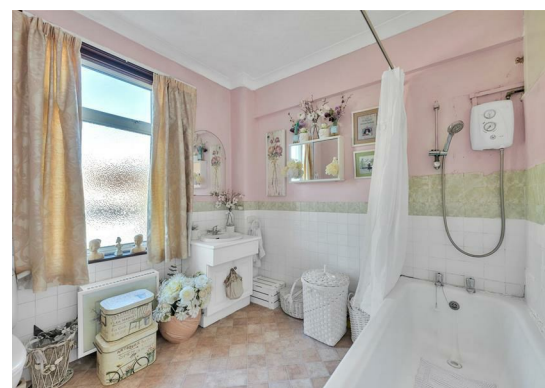
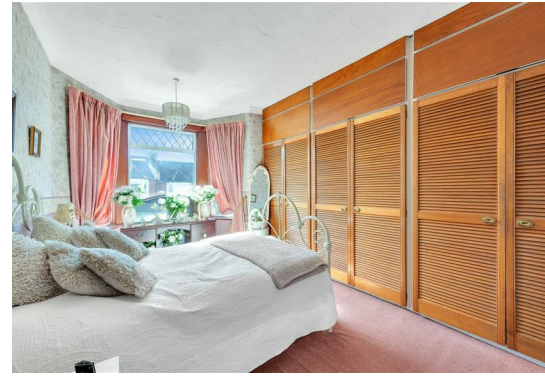
Fitted three piece suite comprising: paneled bath with electric shower over over, vanity wash hand basin and low level flush W.C. Frosted double glazed window to rear, centre light point, coving to ceiling, partly tiled walls, vinyl flooring.

## FRONT GARDEN

Off street parking for one vehicle, path to front door.

## REAR GARDEN

Patio area, laid to lawn, flower and shrub borders, shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	86	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

## Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.