



4 Strongbow Road, Eltham, SE9 1DT

Asking Price £825,000

Located within close proximity of all of Eltham's amenities including the High Street, Station and Eltham C of E to name a few comes this substantial FIVE bedroom semi detached family home. Upon entering the property it already feels like home with it's substantial entrance hall, reception room with bay window and dining room with access directly to the garden. you also have a kitchen diner, shower room and covered utility area making up the rest of the ground floor. Whilst making your way to the first floor you will find bedroom five off of the half landing and to the first floor there are four additional double bedrooms, bathroom and separate W.C. Viewing is a must to truly appreciate all which is on offer at Strongbow Road. Awaiting EPC. Council tax Greenwich band F, Freehold.



Strongbow Road, Eltham, SE9 1DT

ENTRANCE HALL 17'4" x 7'3" (5.30 x 2.23)

Multi-paned entrance door, centre light point, covered radiator, three quarter height Oak paneling to walls, carpet stairs to first floor level, Oak wood flooring.

FRONT RECEPTION ROOM 17'11" x 12'6" (5.48 x 3.83)

Secondary glazed leaded light bay window to front, picture rail, wall lights, radiator, gas fire with mantle piece over, carpet as laid.

DINING ROOM 13'9" x 12'10" (4.21 x 3.92)

Secondary glazed patio doors to rear leading to garden, centre light point, three quarter height Oak paneling to walls, covered radiator, brick feature fire place, carpet as laid.

KITCHEN 17'4" x 9'6" (5.29 x 2.91)

Fitted with a matching range of wall and base units with work surface over, one and a half bowl sink with drainer and mixer tap. Integrated dishwasher. Built in electric oven and four ring gas hob with extractor hood over. Space for free standing fridge freezer. Secondary glazed leaded light window to rear, door to side to covered utility area, partly tiled walls, tiled flooring.

INTERNAL LOBBY 4'9" x 2'9" (1.46 x 0.85)

Access to an under stairs storage cupboard housing meters. Door to ground floor shower room. Tiled flooring.

GROUND FLOOR SHOWER ROOM 2'9" x 1'3" (0.85 x 0.40)

Three piece suite comprising: walk in shower cubical with glass screen and electric shower, vanity wash hand basin and low level flush W.C. Frosted leaded light window to side, centre light point, heated towel rail, partly tiled walls, tiled flooring.

COVERED UTILITY AREA 21'1" x 4'8" (6.44 x 1.43)

Space for under counter fridge, freezer, washing machine and tumble dryer. Wall and base units, vinyl flooring. Door to rear to garden to rear.

HALF LANDING

Secondary glazed leaded light window to side, door to bedroom five, radiator, carpet as laid, carpeted stairs to first floor level.

BEDROOM FIVE 14'7" x 6'2" (4.45 x 1.90)

Two Velux windows, eaves storage, radiator, laminate flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, double built in storage cupboard housing hot water cylinder, two centre light points, picture rail, carpet as laid.

MASTER BEDROOM 17'10" x 10'11" (5.46 x 3.34)

Leaded light bay window to front, two centre light points, built in storage cupboard, picture rail, radiator, carpet as laid.

BEDROOM TWO 12'10" x 11'4" (3.93 x 3.46)

Leaded light window to rear, centre light point, built in wardrobes, radiator, carpet as laid.

BEDROOM THREE 11'6" x 7'4" (3.51 x 2.24)

Leaded light window to front, centre light point, picture rail, radiator, carpet as laid.

BEDROOM FOUR 9'6" to wardrobe doors x 8'3" (2.90 to wardrobe doors x 2.53)

Leaded light window to rear, centre light point, picture rail, radiator, carpet as laid.

BATHROOM 6'5" x 6'0" (1.98 x 1.83)

Two piece suite comprising: paneled bath with mixer tap including shower attachment, curved glass shower screen and double with vanity wash hand basin with mixer tap. Frosted leaded light window to side, heated towel rail, partly tiled walls and tiled flooring.

SEPARATE W.C. 6'0" x 3'0" (1.85 x 0.93)

Frosted leaded light window to side, centre light point, low level flush W.C. partly tiled walls, laminate flooring.

GARAGE

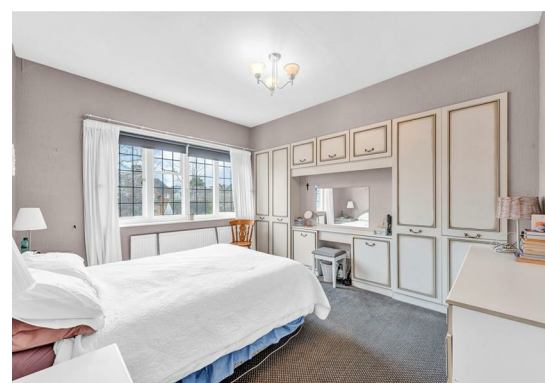
Up and over door, power and light.

FRONT GARDEN

Off street parking for one vehicle, laid to lawn with flower borders, gate and path to front door.

REAR GARDEN

Patio area, mature flower and shrub borders, two sheds, greenhouse, decked rear seating area.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO ₂ emissions	Worse
92-100% A	81	92-100% A	4
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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.