



84 Green Lane, London, SE9 2AG Offers In Excess Of £399,950

**** CHAIN FREE **** Charming and full of character, this lovely cosy period home is perfectly situated within HALF A MILE OF NEW ELTHAM TRAIN STATION and offers the new owners a perfect mix of period features with a modern twist. Boasting a good size open lounge dining area, modern fitted kitchen with some built in appliances, two well proportioned bedrooms and a large family bathroom. The private and secure garden offers a patio area, lawn, rear access and a lovely blend of mature shrubs and trees. There are a selection of highly regarded schools within walking distance, along with the charming New Eltham Village and main Eltham town centre also just a short stroll away. Viewings come highly recommended. Below is best to of our knowledge: Freehold, Council Tax Band C, EPC Rating D.



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LOUNGE 12'11" x 10'0" (3.94 x 3.05)

Double glazed window to front, wood flooring, fireplace, radiator, open to dining room.

DINING ROOM 12'11" x 11'0" (3.94 x 3.36)

Double glazed window to rear, stairs leading to first floor, wood flooring, door leading to kitchen, radiator.

KITCHEN 8'0" x 7'9" (2.46 x 2.38)

Double glazed window to side, double glazed UPVC door leading to garden, fitted wall and base units, sink with mixer tap, integral oven and hob, extractor fan, tiled floor.

BEDROOM ONE 12'11" x 9'10" (3.96 x 3.02)

Double glazed window to front x2, carpet, radiator x2.

BEDROOM TWO 10'8" x 6'8" (3.27 x 2.05)

Double glazed window to rear, carpet, radiator.

BATHROOM 8'1" x 7'10" (2.48 x 2.41)

Frosted double glazed window to side, toilet, sink with mixer tap, panelled bath with mixer tap and shower over, partly tiled walls, radiator.

GARDEN

Paved patio area, lawn, mature shrubs, converted outside toilet now with washing machine and boiler.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A	83	92-100% A	B
81-91% B			
69-80% C			
55-68% D			
39-54% E			
21-38% F			
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.