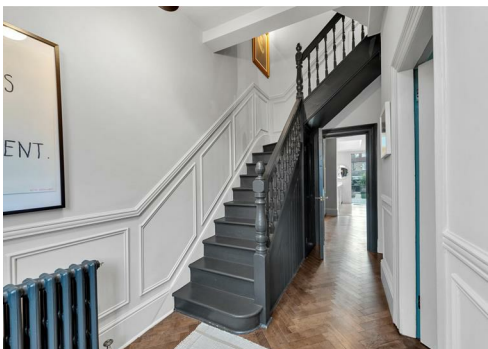




## **31 Greenvale Road, London, SE9 1PB**

### **Guide Price £1,000,000**

A stunning example of an extended FOUR bedroom 'Corbett' family home. Situated within the heart of Eltham Park and just a short walk to two sought after schools and mainline train station. The present owners have spared no expense in renovating their home internally and externally. The 'back to brick' internal renovation includes new wiring and plumbing alongside a re-configuration of the main dwelling to include an extended ground floor with bespoke fitted kitchen and modern loft conversion with dressing room, en-suite facilities and far reaching views of central London. Externally the front and rear facades have been cleaned and repointed alongside a new slate roof, lead flashing and rendered parapet walls. To the rear of the property there is a well kept private garden with resin driveway to the front for off road parking and an EV charging point. EPC Rating E. Council tax band C, Freehold.



# Greenvale Road, London, SE9 1PB

## ENTRANCE

A wooden front door with a stained glass leaded light frosted insert to the entrance hall.

## ENTRANCE HALL

The entrance hall provides direct views to the garden, with wood panelled walls, numbered window above the front door, bespoke radiator, engineered wood flooring, under stairs storage cupboard, dog-leg staircase to the first floor, centre light point.

## DOWNSTAIRS W.C

A low flush concealed cistern W.C. lusso stone marble wash hand basin and mixer taps, engineered wood flooring, inset spotlights.

## LOUNGE 16'4" x 13'9" (5.0 x 4.2)

A double glazed sash bay window to front with bespoke window shutters, inbuilt TV and concealed media unit, engineered wood flooring, period radiators, panelled walls, centre light point.

## INNER LOBBY AREA

An L shaped inner lobby area incorporating the utility area, floor to ceiling storage cupboards to one wall including coat cupboard, cleaning cupboard and integrated water softener, engineered flooring.

## UTILITY ROOM 10'2" x 9'2" (3.1 x 2.8)

Space and plumbing for a washing machine and tumble dryer, butler sink with mixer taps, bespoke radiator, storage cupboards, plug point for a wall mounted cordless vacuum and inset spot lights.

## MODERN FITTED KITCHEN 21'3" x 15'8" (6.5 x 4.8)

An integrated Kitchen by 'Naked Kitchens' with a range of base units with walnut interiors, quartz work surface with splashback surround with integrated display shelf and wall mounted picture lights, sunken one and a half brass sink unit with mixer taps and integrated dishwasher. Island with two double built in ovens, two built in warming drawers, four ring Bora induction hob with centre extractor fan and storage cupboards. Walk in pantry with restored original crittal doors with reeded glazing adjacent to further floor to ceiling storage including integrated fridge and integrated freezer. The kitchen is open to the dining area with two skylights for natural light, polished concrete floors and underfloor heating throughout. The kitchen leads straight onto the garden through full width low profile sliding doors.

## DINING AREA

Wood panelled walls with integrated picture lights open to both the kitchen and second reception room.

## SECOND RECEPTION - PLAYROOM 13'9" x 11'1" (4.2 x 3.4)

Playroom with wood panelling, a feature cast iron fireplace with granite hearth centre light point, bespoke radiator, engineered flooring.

## LANDING

A stair case to the first floor, adapted to provide a large 'picture' window to the rear, floor to ceiling storage cupboards to one wall, second staircase with bespoke carpentry to match to the original leading to the master bedroom, stripped original wood flooring inset spotlights and wall mounted picture lights.

## BEDROOM TWO 13'9" x 11'9" (4.2 x 3.6)

A double glazed sash bay window to the front with bespoke window shutters, bespoke radiator, cast iron fireplace with slate hearth, two built in wardrobes to one wall, inset spot lights, centre light point, bedside reading lights and original stripped wooden flooring.

## BEDROOM THREE 13'9" x 9'10" (4.2 x 3.0)

A double glazed sash window to rear, bespoke radiator, inset spot lights, feature bedside pendants, cast iron fireplace with slate hearth and stripped wooden flooring.

## BEDROOM FOUR 9'6" x 7'10" (2.9 x 2.4)

A double glazed sash window to front with bespoke window shutters, bespoke radiator, feature light point, inset ceiling spot lights and original stripped wooden flooring.

## FAMILY BATHROOM 10'9" x 7'6" (3.3 x 2.3)

A four piece suite comprising a wall mounted fixed head power shower with tiled insert and glass screen, low flush concealed cistern W.C. lusso stone vanity wash hand basin, free standing stone resin oval bath with mixer taps and shower attachment, tiled flooring, inset spotlights, coved ceiling, double glazed frosted window to rear.

## SECOND STAIRCASE

A dog-leg staircase to a landing, inset spotlights, Wall mounted picture lights, door to the master bedroom and dressing area.

## MASTER BEDROOM 20'8" x 10'5" (6.3 x 3.2)

A loft conversion with dormer incorporating a bedroom and en-suite facilities to the rear with floor to ceiling sliding glazing providing far reaching views to central London, with a separate dressing room, office space, boiler cupboard and eaves storage.

## DRESSING ROOM 14'5" x 9'2" (4.4 x 2.8)

Three double glazed Velux window to front, eaves storage space, walk in wardrobe space and an area for office table. tiled flooring.

## EN SUITE FACILITIES

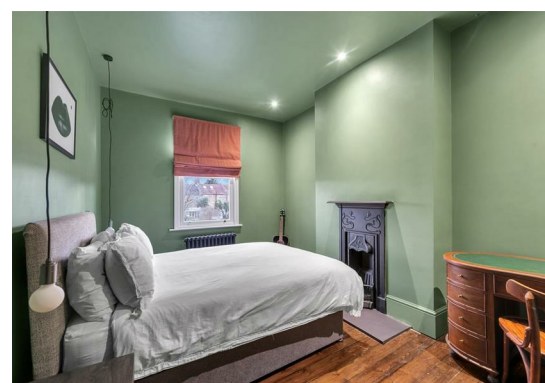
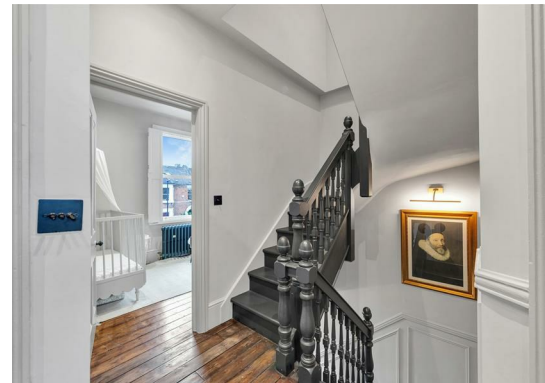
A free standing stone resin oval bath with mixer taps and shower attachments, two lusso vanity wash hand basins, with quartz work surface and surround, low flush concealed w/c, bespoke radiator, a double width power shower with a detachable and fixed head shower, tiled insert.

## REAR GARDEN

Composite decking with outside tap and lighting, steps to the main garden which is laid to lawn with raised flower borders, path to the rear of the garden with an additional paved patio area, Pergola with seating area, inbuilt BBQ and stone work surface area.

## FRONTAGE

A resin driveway with EV charging point



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Worse	Very environmentally friendly - lower CO <sub>2</sub> emissions	Worse
92-100 (A)		92-100 (A)	
81-91 (B)		81-91 (B)	
69-80 (C)	69	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 <sub>2</sub> 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.