



15 Halons Road, London, SE9 5BS
Asking Price £725,000

Situated between New Eltham and Eltham comes this very well presented FOUR bedroom period family home. Having been loved by the present owners for some 28 years to provide two separate reception rooms, modern fitted kitchen which is open to a utility room, pitched roof conservatory. To the first floor there are three well appointed bedrooms and a five piece bathroom suite with an additional bedroom and en-suite facilities to the second floor. The garden to the rear has a large decking area with a resin patio and a pitched roof summerhouse ideal for entertaining. Greenwich council tax band E. EPC rating D.



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ENCLOSED ENTRANCE PORCH

Double glazed French patio doors to an enclosed porch with a courtesy light. A UPVC double glazed door to an entrance hall.

ENTRANCE HALL

Stairs to the first floor, laminate flooring, radiator, double glazed frosted window to front, ornate centre ceiling rose, under stairs storage cupboard.

LOUNGE 13'6" x 11'3" (4.14 x 3.45)

A double glazed bay window to front with bespoke window shutters, original cast iron fireplace with marble surround and mantle, radiator, laminate flooring, ornate coved cornice, ornate centre ceiling rose, centre light point.

FITTED KITCHEN 14'4" 11'3" (4.37 x 3.45)

A fully integrated modern kitchen with a range of eye and base units, two built in single ovens, built in microwave/oven, integrated fridge freezer, integrated dishwasher, four ring hob with extractor fan over and glass splashback, sunken sink unit with mixer taps, Quartz work surface, inset spotlights, coved ceiling, tiled flooring, radiator, double glazed door for access to the garden, breakfast bar, open plan to the utility room.

UTILITY ROOM 7'10" x 7'2" (2.4 x 2.2)

a double glazed window to side inset spotlights, tiled flooring, plumbing for washing machine and space for a tumble dryer, door housing a wall mounted boiler, storage cupboards, coved ceiling, inset spotlights.

SECOND RECEPTION 14'1" x 10'2" (4.3 x 3.1)

A double glazed window to side with bespoke window shutters, radiator, laminate flooring, wall mounted electric fire, picture rail, ornate coved cornice, ornate centre ceiling rose, double glazed French patio doors for access to a pitched roof conservatory.

CONSERVATORY 15'8" x 7'10" (4.8 x 2.4)

A pitched roof conservatory half brick and half double glazed windows to rear and side with bespoke window shutters, double glazed French patio doors for access to the garden, tiled flooring, air conditioning unit, wall mounted spotlights.

LANDING

Stairs to the first floor to a half landing, stairs to the main landing.

BEDROOM TWO 17'8" x 11'1" (5.4 x 3.4)

Two double glazed windows to front with bespoke window shutters, radiator, laminate flooring, inset spotlights, coved ceiling.

BEDROOM THREE 11'5" x 11'5" (3.5 x 3.5)

A double glazed window to rear with bespoke window shutters, radiator, laminate flooring, extensive built in wardrobes with storage drawers and dressing table, coved ceiling, inset spotlights.

BEDROOM FOUR 12'1" x 11'1" (3.7 x 3.4)

A double glazed window to rear with bespoke window shutters, radiator, built in wardrobe with storage draws, laminate flooring, coved cornice, centre light point.

BATHROOM

A four piece suite comprising a panel enclosed Jacuzzi bath mixer taps, walk in power shower with detachable and fixed head shower, glass screen, two vanity wash hand basin with storage drawers under, low flush w/c, two double glazed frosted windows to side with bespoke window shutters, tiled walls, tiled flooring, inset spotlights, wall mounted double linen cupboard, towel rail radiator.

SECOND LANDING

A dog-leg staircase to second landing, a double glazed window to rear with bespoke window shutters, door to the master bedroom.

MASTER BEDROOM 17'8" x 13'1" (5.4 x 4.0)

A double glazed window to rear with bespoke window shutters, radiator, laminate flooring, built in wardrobes with storage drawers under, inset spotlights, door to en-suite facilities.

EN -SUITE BATHROOM

A wall mounted power shower with fixed and detachable head, glass screen, tiled walls, free standing wash hand basin, low flush w/c, extractor fan, tiled flooring.

REAR GARDEN

A sizeable composite decking area, mainly laid to resin patio, side storage area.

SUMMERHOUSE

A detached pitched roof summerhouse, two double windows to front, French patio doors for access, ideal for home entertaining.



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		92-100% A	
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.