



191 Greenvale Road, Eltham, SE9 1PG

Asking Price £625,000

Located in the heart of Eltham Park is this THREE bedroom semi detached family home. Internally the property is arranged to provide: reception room, dining room, kitchen, THREE bedrooms and family bathroom. Adjoined to the side is a garage which allows access through to the private rear garden. Well positioned for access to Eltham Park South, Eltham mainline train station offering a fast and frequent service to central London and within the catchment area for numerous sought after local primary schools including Deansfield, Gordon, St Marys and Eltham C of E. Offered to the market with no forward chain. EPC rating D, council tax Greenwich band D, Freehold.



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ENTRANCE HALL

UPVC entrance door with frosted multi paneled glass insert windows and frosted window to side of door, carpeted stairs to first floor level, two centre light points, radiator, laminate flooring.

RECEPTION ROOM 13'9" x 12'4" (4.20 x 3.78)

Double glazed bay window to front, centre light point, electric fire, coving to ceiling, carpet as laid.

DINING ROOM 13'8" x 12'4" (4.19 x 3.76)

Double glazed door o rear leading to garden, centre light point, radiator, carpet as laid.

KITCHEN 16'8" x 5'10" (5.1 x 1.79)

Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap, Space for slimline dishwasher, washing machine and fridge freezer. Built in oven and four ring electric hob with stainless steel extractor hood over. Double glazed window to rear, double glazed window to side, double glazed door to side leading to garden with frosted window. Wall mounted boiler, two multi point centre light points, laminate flooring.

LANDING

Frosted double glazed window to side, centre light point, access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE 13'8" x 10'5" (4.19 x 3.20)

Double glazed window to front, centre light point, radiator, carpet as laid.

BEDROOM TWO 13'0" x 12'4" (3.98 x 3.76)

Double glazed window to rear, centre light point, radiator, carpet as laid.

BEDROOM THREE 8'0" x 7'7" (2.44 x 2.32)

Double glazed window to front, radiator, carpet as laid.

BATHROOM 7'3" x 5'11" (2.22 x 1.81)

Three piece suite comprising: paneled bath with mixer tap, shower and glass shower screen, vanity wash hand basin and low level flush W.C. partly tiled walls, radiator, vinyl flooring.

REAR GARDEN

Decked seating area, patio area, laid to lawn, flower and shrub borders, mature trees, shed.

GARAGE

Double doors leading.

FRONT GARDEN

Off street parking, shingle.



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	85	92-100% A	B
81-91% B			
69-80% C			
55-68% D			
39-54% E			
21-38% F			
1-10% 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.