

Rochester Way, London, SE9 1RL

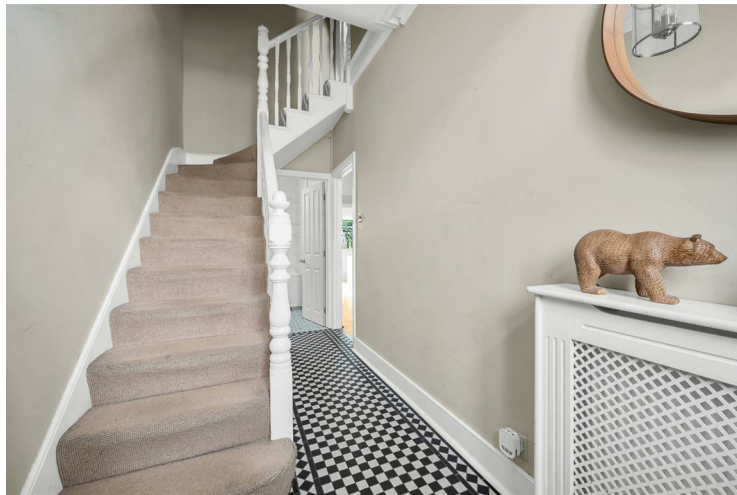
Asking Price £550,000

A beautifully presented THREE bedroom terraced family home. Internally the accommodation comprises of two inter-connecting reception rooms, a modern fitted kitchen, three piece bathroom suite and three well appointed bedrooms. To the rear there is a well kept landscaped garden with a detached summer house offering a multitude of uses. To the front of the property there is off road parking. Centrally situated and well positioned for sought after schools, mainline station and Eltham High Street. Greenwich council tax band D. EPC rating D.

ENTRANCE

A UPVC double glazed door with a frosted glass insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, numbered window to front, mosaic tiled flooring, under stairs storage cupboard, ornate coved cornice, centre light point, radiator with concealed cover.

DOWNSTAIRS BATHROOM



A three piece suite comprising panel enclosed bath with mixer taps, wall mounted fixed and detachable head power shower with glass screen, vanity wash hand basin, low flush w/c with concealed cistern and shelf, tiled walls, wall mounted backlit and heated mirror, tiled flooring, double glazed frosted window to rear, extractor fan, towel rail radiator.

LOUNGE



Triple glazed bay window to front, a feature cast iron fireplace with marble hearth and surround, wooden flooring, radiator, ornate coved cornice, ornate centre ceiling rose, open to the dining area.

DINING AREA



Wood flooring, picture rail, coved cornice, radiator, ornate centre ceiling rose, centre light point, multi paned door to the kitchen.

FITTED KITCHEN



A well presented modern fitted kitchen with a range of eye and base units, wooden work surface, built in oven

with four ring hob and extractor fan over, sunken butler sink with mixer taps, integrated dishwasher, space for an American fridge freezer, tiled flooring, plumbing for washing machine, double glazed sky light for additional natural light, inset spotlights, double glazed window to rear, double glazed French patio doors for access to the garden.

LANDING

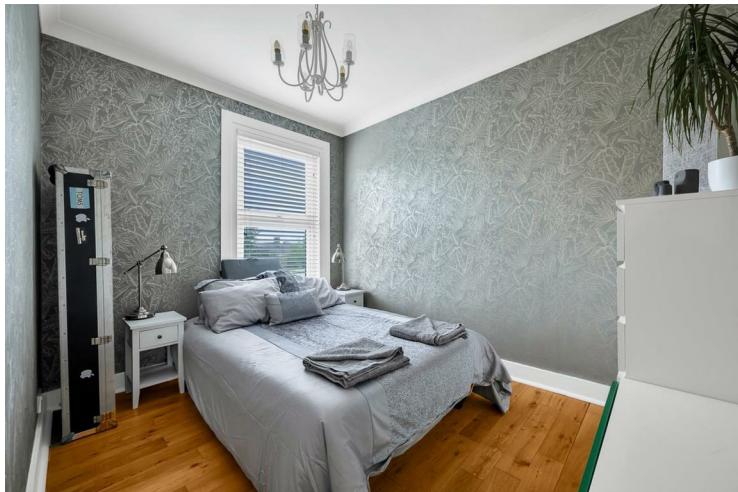
Stairs to the first, access to the loft via hatch, centre light point.

BEDROOM ONE



Two triple glazed windows to front with bespoke window shutters, a feature cast iron fireplace, picture rail, ornate coved ceiling, centre light point, wooden flooring, two radiators.

BEDROOM TWO



A double glazed window to rear, radiator, wood flooring, coved ceiling, centre light point.

BEDROOM THREE



A double glazed window to rear, radiator, wooden flooring, coved ceiling, centre light point.

REAR GARDEN



A landscaped rear garden with a paved patio area, outside tap, power and lighting, decking area, side storage area, detached timber shed. The main garden is laid to lawn with raised mature flower borders, path to an additional decking area, access to a summerhouse.

SUMMERHOUSE



A detached fully insulated summerhouse, bi-fold doors for access, power and lighting hdmi and internet

connection, tiled flooring, tongue and groove ceiling, wall mounted electric radiator, four centre light points.

FRONTAGE

A crazy paved driveway for off road parking.

Floor Plan

Rochester Way, SE9

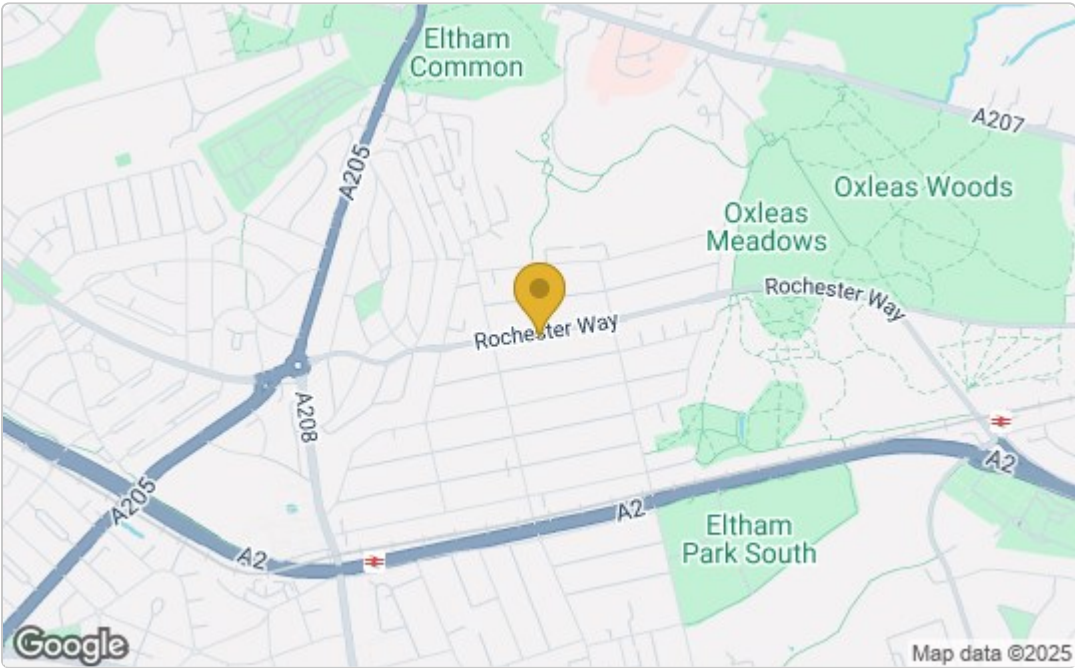


Approximate Gross Internal Area = 873 sq ft / 81.1 sq m
Summer House = 155 sq ft / 14.4 sq m
Approximate Total Area = 1020 sq ft / 94.7 sq m

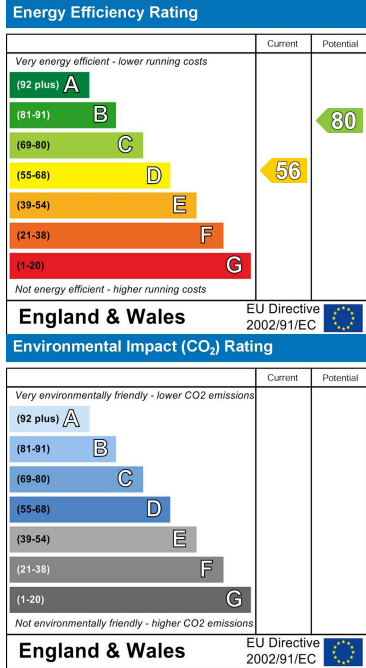


This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.
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Area Map



Energy Efficiency Graph



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