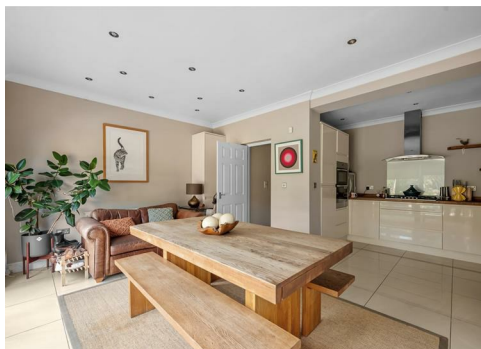




133 Earlshall Road, London, SE9 1PJ

Asking Price £635,000

Located in the heart of Eltham Park is this very well presented THREE bedroom EXTENDED end of terrace family home. Internally the property is presented in immaculate condition throughout and is arranged to provide: reception room, extended kitchen/breakfast room and shower room with W.C to the ground floor whilst to the first floor there are THREE bedrooms and a family bathroom. Well situated for access back to Eltham mainline train station offering a fast and frequent service to central London including London Bridge, Victoria, Waterloo East and Charing Cross. Eltham Park North & South are a short stroll away as are Deansfield & Gordon primary schools. EPC rating D. Council tax Greenwich band D. Freehold.



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ENTRANCE HALL

Entrance door, centre light point, window to side, carpeted stairs to first floor level, under stairs storage cupboard, covered radiator, engineered oak flooring.

RECEPTION ROOM 14'10" x 11'8" (4.54 x 3.57)

Double glazed bay window to front, centre light point with ornate ceiling rose, coving to ceiling, gas fire with wooden mantle over, radiator, engineered wood flooring.

GROUND FLOOR SHOWER ROOM 2'7" x 8'11" (0.81 x 2.72)

Frosted double glazed window to side, walk in shower cubical with electric shower, low flush W.C. partly tiled walls, centre light point., wash hand basin.

L-SHAPED OPEN PLAN KITCHEN/DINER 19'7" x 18'1" (5.98 x 5.52)

Fitted with a matching range of wall and base units with worksurface over, built in double oven and 5 ring gas hob with extractor fan over and glass splash back . One and a half bowl sink and drainer with mixer tap, fridge freezer, dishwasher, washer dryer, inset ceiling centre spotlights, tiled floor.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, frosted double glazed window to side, carpet as laid.

BEDROOM ONE 10'4" x 11'11" (3.15 x 3.65)

Double glazed bay window to front, centre light point, two built in storage cupboards to alcove, radiator, laminate flooring.

BEDROOM TWO 10'2" x 12'1" (3.12 x 3.70)

Double glazed window to rear, centre light point, window seat, built in storage cupboard around bed, radiator, laminate flooring.

BEDROOM THREE 5'10" x 6'10" (1.79 x 2.10)

Double glazed window to front, centre light point, radiator, laminate floor.

BATHROOM 7'0"x 5'9" (2.14x 1.76)

Two frosted double glazed windows to rear, centre light point, tiled walls, heated towel rail, paneled bath with mixer tap and shower over and glass shower screen, vanity wash hand basin, low level W.C. with concealed system, tiled floor.

REAR GARDEN

Patio area, laid to lawn, greenhouse with electric supply, trees and shrubs.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A			(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) 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.