



17 Glenshiel Road, London, SE9 1AQ

Price Guide £1,100,000

GUIDE PRICE £1,100,000.00 to £1,200,000.00 Situated on arguably one of Eltham's most sought after roads come this FOUR bedroom 'Corbett' double fronted semi detached family home. Internally the accommodation to the ground floor comprises of an inter-connecting reception room, sitting room, fitted kitchen and utility room, downstairs shower and w/c, cellar. To the first floor there are four well appointed bedrooms two bathrooms, and access to a cleverly adapted bespoke lift system from the ground floor. The garden to the rear is well stocked with a large paved patio area. To the front there is walled garden with driveway for off road parking. Conveniently located just a short stroll from Eltham High Street offering an array of local bars and eateries to suit all tastes as well as Eltham mainline station boasting a fast and frequent service to and from multiple London Termini including London Bridge, London Victoria, Waterloo East and Charing Cross. Glenshiel Road is well positioned to offer access back to all of the fantastic primary schools the area has to offer including St Mary's Catholic primary school, Eltham COE and The Gordon in its grand period building built circa 1904. Open spaces are aplenty at Eltham Park North and South as well as Oxleas Meadows and Oxleas Woods is a pleasure to visit locally come rain or shine. Greenwich council tax band F. EPC rating C.



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ENCLOSED ENTRANCE PORCH

A double glazed door to an enclosed entrance porch, wooden flooring, wooden door with a starburst frosted insert to the entrance hall.

ENTRANCE HALL

An original wooden door with a frosted starburst glazed insert, wooden flooring, picture rail, dado rail, ornate coved cornice, ornate centre ceiling rose, radiator, stairs to first floor, door to a cleverly adapted bespoke lift to the first floor, door to cellar.

DOWNSTAIRS SHOWER & W.C.

A wall mounted shower with glass screen and tiled walls, low flush w/c, vanity wash hand basin, double glazed frosted window to rear, inset spotlights, extractor fan, radiator, tiled flooring.

CELLAR

Door to a dry cellar with power and lighting, meter points and storage area.

LOUNGE

A double glazed bay window to front with multi paned fanlights above, picture rail, ornate coved cornice, ornate centre ceiling rose with centre light point, radiator, a feature wood burning stove with a stone hearth, marble fireplace and mantle, archway to second reception.

DINING ROOM

A radiator, picture rail, centre light point, French patio doors to utility room, door to kitchen, recess shelving into the chimney breast, storage cupboards to one wall housing hot water tank and shelving.

UTILITY ROOM

A double butler sink with mixer taps, roll top work surface, base units, tiled surround, double glazed door for access tot he garden, double glazed windows to rear, double glazed skylight for additional natural light, tiled flooring.

FITTED KITCHEN

Fitted with a range of eye and base units, roll top work surface with tiled walls, plumbing for a washing machine and dishwasher, four ring hob with extractor fan over, built in double oven, double glazed door for access to the garden, double glazed window to rear, space for a free standing fridge, wall mounted concealed boiler, tiled flooring, one and a half sink unit with stainless steel drainer and mixer taps, centre strip light.

RECEPTION ROOM TWO

A double glazed bi-folding door for access to the garden, wooden flooring, two centre light point, radiator.

GARAGE

Up and over electric door with Georgian windows to front, power and lighting, personal door for access to the hallway.

LANDING

Stairs to a half landing, sash window to rear, stairs to the full landing, access to loft via hatch, picture rail, ornate coved cornice, centre light point, door housing access to the bespoke lift.

BEDROOM ONE

A double glazed bay window to front with multi paned fanlights, radiator, floor to ceiling wardrobes to one wall with storage cupboards above, vanity wash hand basin, picture rail, coved ceiling, centre light point.

BEDROOM TWO

An L shaped room, two double glazed windows to front with multi paned fanlights, radiator, floor to ceiling wardrobes with storage cupboards above, picture rail, coved ceiling, two centre light points.

BEDROOM THREE

A sash window to rear, built in wardrobe, picture rail, centre light point, laminate flooring, radiator.

BEDROOM FOUR

A sash window to rear, radiator, picture rail, centre light point.

FAMILY BATHROOM

A three piece suite comprising panel enclosed bath with mixer taps, wall mounted electric shower with glass screen, concealed low flush w/c, vanity wash hand basin, frosted sash window to side, tiled walls, centre light point, non slip flooring, towel rail radiator.

SEPARATE W/C & SHOWER ROOM

A wall mounted shower with glass screen, low flush w/c, suspended wash hand basin, tiled walls, inset spotlights, extractor fan, sash frosted window to rear.

REAR GARDEN

A landscaped rear garden with a substantial sized paved patio, outside tap and lighting, side access via a lockable gate, raised brick flower borders, steps to the main garden which is laid to lawn with an abundance of mature shrubs and flower borders, ornamental pond, timber storage shed. To the roof there are solar panels which provide assistance to the cost of the utility bills.

FRONTAGE

A brick retaining wall with a mature shrubs and flower borders, crazy paved pathway to the side access and front door.

DRIVEWAY

Off road parking and access tot he garage.

DRONE



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		
69		78			
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.