



Martin Bowes Road, London, SE9 1LQ

Offers Over £490,000

Located on this quiet road at the heart of the Progress Estate is this THREE bedroom mid terrace family home ideal for the first time buyer looking for their first home. Internally the property is offered in superb decorative condition throughout and is arranged to provide: a reception room which leads through to a spacious kitchen/diner, bathroom and separate W.C to the ground floor whilst to the first floor there a THREE bedrooms. To the rear of the property is a well maintained, low maintenance private garden. Ideally situated for access back to Eltham mainline train station which boasts a fast and frequent service in numerous central London termini. Eltham Parks North and South are a short distance from this properties front door along with Eltham High street offering a Vue cinema and a plethora of local eateries to accommodate all tastes. Council tax Greenwich band D. EPC rating D. Freehold.

ENTRANCE HALL

Wooden entrance door with frosted leaded light window, centre light point with ornate ceiling rose, radiator, stairs to first floor level, radiator, wooden floor boards.

RECEPTION ROOM



Double glazed leaded light window to front, coving to ceiling, centre light point with ornate ceiling rose, cast iron feature fire place, radiator, under stairs storage cupboard, wooden flooring.

KITCHEN/DINER



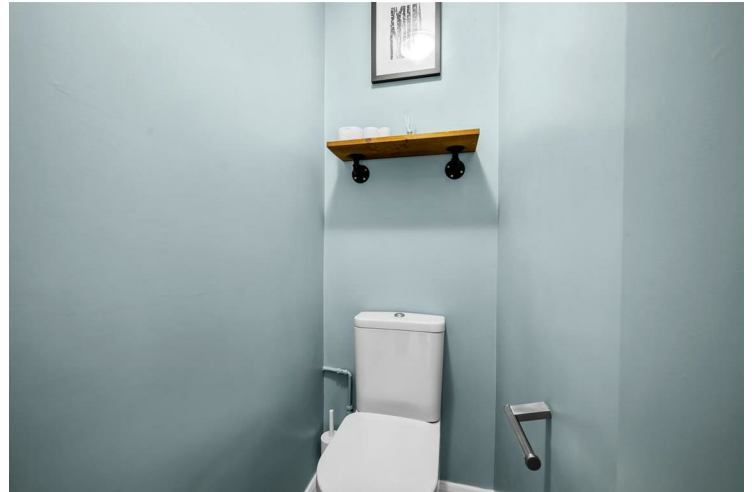
Fitted with a matching range of wall and base units with wooden worktop over, one and a half bowl ceramic sink and drainer with mixer tap. Space for five ring range cooker, space for slimline dishwasher and space for under counter washing machine. Integrated under counter fridge and freezer. Under wall unit lights. Wall mounted boiler concealed within a wall unit. Double glazed window to rear, two centre light points with ornate ceiling roses, partly tiled walls, radiator, laminate flooring.

BATHROOM



Paneled bath with mixer tap, shower over and curved glass shower screen, vanity wash hand basin with mixer tap. Frosted double glazed window to rear, heated towel rail, tiled walls and tiled flooring.

SEPARATE W.C.



Low level flush W.C. Tiled flooring. Centre light point.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, wood flooring.

BEDROOM ONE



Leaded light window to front, centre light point with

ornate ceiling rose, coving to ceiling, cast iron feature fire place, built in wardrobes to one wall, radiator, wood flooring.

BEDROOM TWO



Double glazed window to rear, cast iron feature fire place, centre light point with ornate ceiling rose, picture rail, built in storage cupboard laminate flooring.

BEDROOM THREE



Double glazed window to rear, coving to ceiling, centre light point with ornate ceiling rose, radiator, wood flooring.

FRONT GARDEN

Block paved front garden. Fenced off space for wheelie bins.

REAR GARDEN



Lawn area, mature flower and shrub borders, shed, power and light, space for tumble dryer.

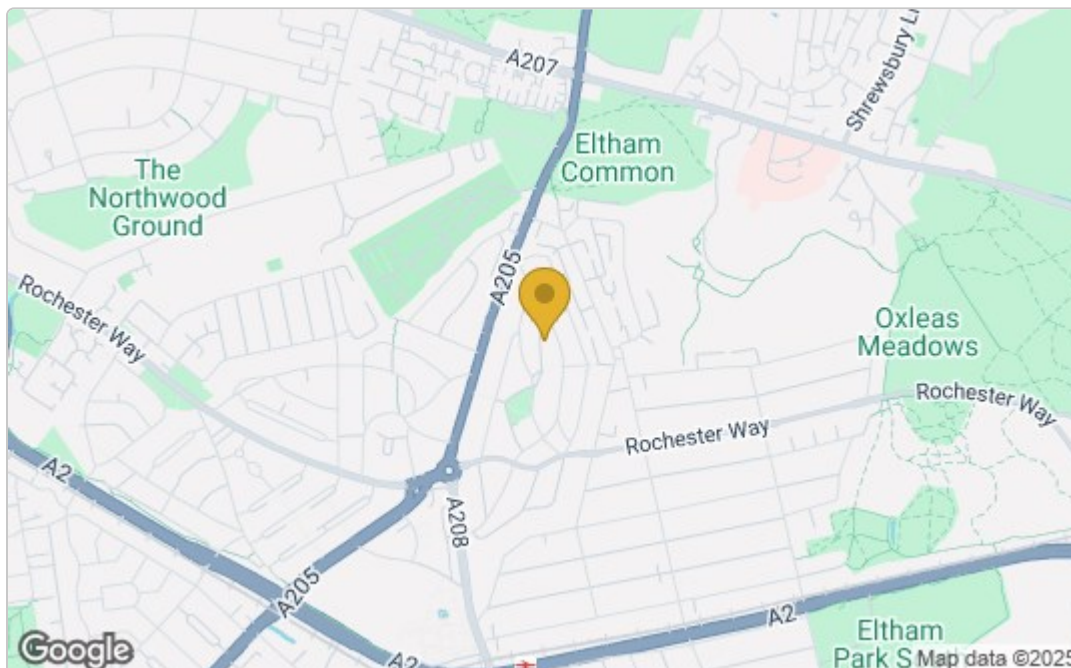
Floor Plan



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. No liability is accepted for any errors.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		60	73
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

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