

MATTHEW JAMES

Residential Sales • Lettings • Management



201 Earlsall Road, London, SE9 1PL

Asking Price £555,000

We are pleased to present this extended three bedroom end of terrace house featuring a nice through lounge and sizeable rear garden. The property requires updating but would make a wonderful family home in this lovely location within the heart of Eltham Park just a short walk to shops, mainline station and High Street. The house is to be sold chain free and is available to view immediately.

Ground Floor

Entrance Vestibule

Double glazed windows, Ideal for coats, shoes and boots.

Entrance Hall

Double glazed window, large dual access under stairs cupboard, solid wood parquet flooring.

Through Lounge



Double glazed windows to front bay, gas fire with surround. solid wood parquet flooring, sliding double glazed doors to rear garden, serving hatch from kitchen.

Kitchen



Fitted with wall and floor units, work surfaces incorporating a single stainless steel sink and drainer unit, spaces for refrigerator, freezer, dishwasher, cooker and washing machine. Door to rear garden, serving hatch to lounge. Floor mounted 'Potterton' boiler.

Top Floor

Landing

Double glazed opaque window.

Primary Bedroom

Double glazed windows to front bay.

Bedroom Two



Double glazed windows overlooking the rear garden, fitted wardrobes either side of bed space.

Bedroom Three



Double glazed window to front.

Bathroom



Panel enclosed bath, pedestal wash basin, tiled walls, double glazed window to rear.

Separate WC



Low flush WC, double glazed window, tiled walls.

Rear Garden

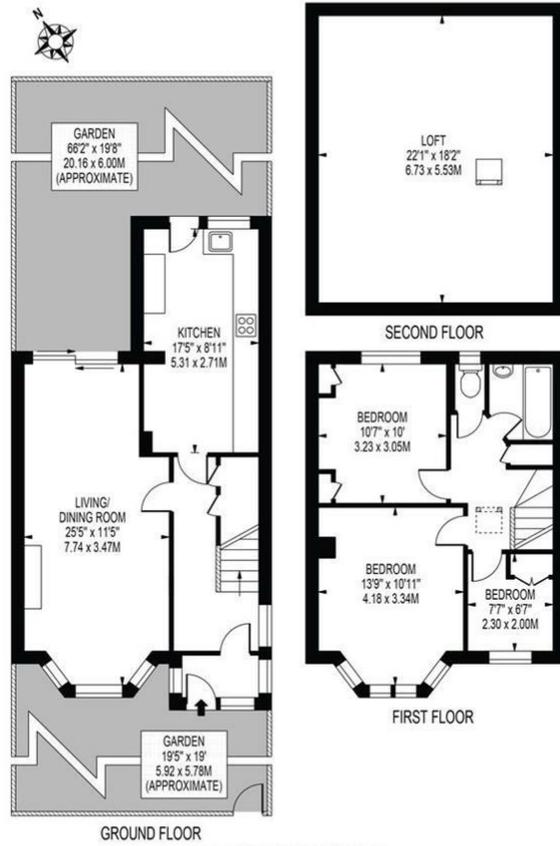


Large rear garden with side access and outside tap (untested).

Floor Plan

EARSHALL ROAD

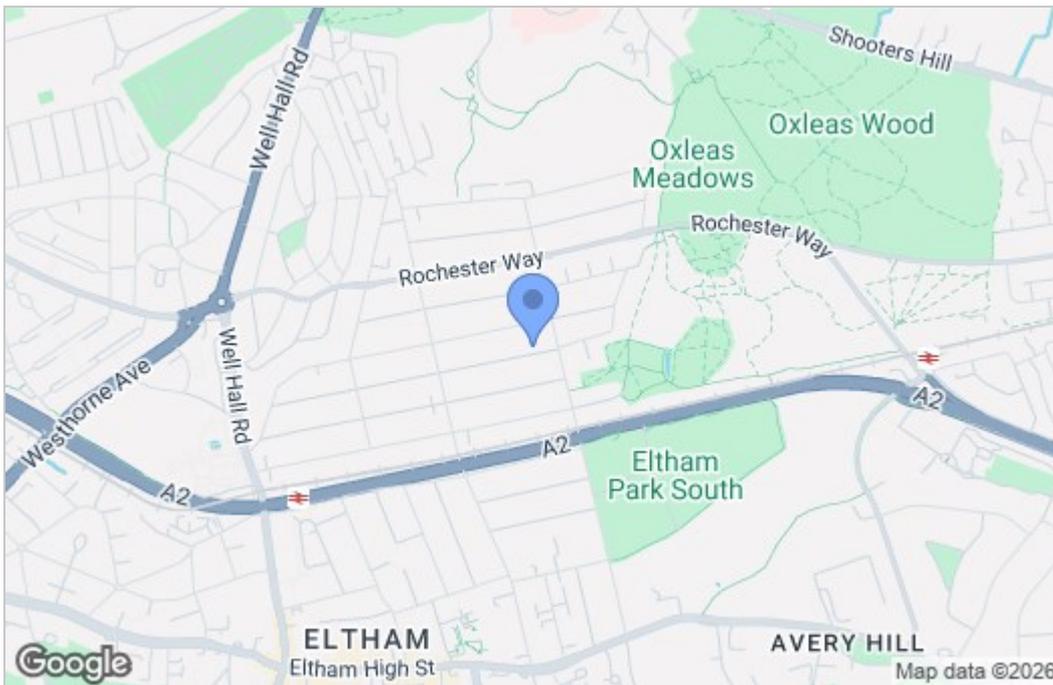
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1355 SQ FT - 125.86 SQ M



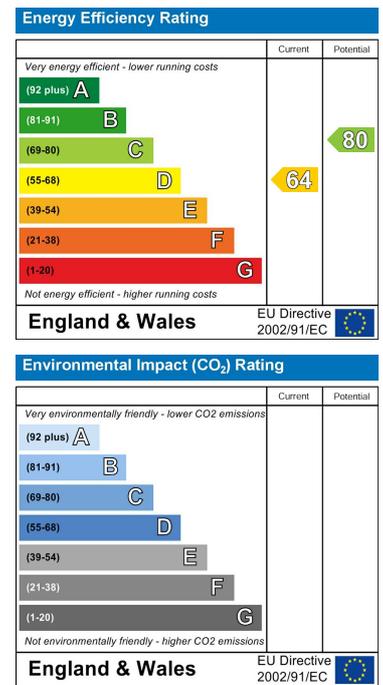
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Area Map



Energy Efficiency Graph



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