



22 Riefeld Road, London, SE9 2QA

Asking Price £650,000

Located in the Heart of Eltham Heights is this spacious THREE bedroom semi detached family home. The property has been in the same family since the late 70's and offers a fantastic opportunity to its new owners as a lovely family home. Internally as the floor plan suggests the property is arranged to provide a reception room, dining room and kitchen to the ground floor with THREE spacious bedrooms, family bathroom with three piece suite and additional separate W.C to the first floor. At the rear of the property is a low maintenance, well maintained south west facing garden. Additional benefits to tempt include a detached garage to the side and scope for a side addition (STPP). Offered to the market with No FORWARD CHAIN. Viewings by appointment only. EPC rating D. Council tax Greenwich band F. Freehold.



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ENTRANCE PORCH

Leaded light double glazed sliding door leading to entrance porch with leaded light windows to either side, wall light, tiled flooring.

ENTRANCE HALL

Wooden entrance door leading to entrance hall, leaded light frosted window to side of door. Centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor level, under stairs storage cupboard, radiator, built in storage cupboard, laminate flooring.

RECEPTION ROOM 15'7" x 13'6" (4.76 x 4.13)

Double glazed leaded light window to front, centre light point with ornate ceiling rose, gas fire (untested) with marble surround and mantle over, coving to ceiling, radiator, carpet as laid.

DINING ROOM 13'5" x 12'0" (4.09 x 3.66)

Double glazed sliding patio doors to rear leading to garden, centre light point with ornate ceiling rose, coving to ceiling, two radiators, laminate flooring.

KITCHEN 13'1" x 7'4" (4.00 x 2.24)

Fitted with a matching range of wall and base units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap. Built in electric over and four ring gas hob with extractor hood over. Space for washing machine. Double glazed window to rear, double glazed door to side with frosted glass. Built in storage cupboard, partly tiled walls, laminate flooring.

FIRST FLOOR LANDING

Access to loft, doors to all rooms, built in storage cupboard housing emersion heater, double glazed leaded light window to side, carpet as laid.

BEDROOM ONE 15'8" x 11'8" (4.79 x 3.57)

Double glazed leaded light bay window to front, centre light point, built in floor to ceiling wardrobes to one wall, radiator, carpet as laid.

BEDROOM TWO 13'6" x 11'8" (4.12 x 3.57)

Double glazed window to rear, centre light point, built in floor to ceiling wardrobes along one wall, radiator, carpet as laid.

BEDROOM THREE 10'7" x 7'5" (3.24 x 2.27)

Double glazed window to rear, centre light point, built in floor to ceiling wardrobe, radiator, carpet as laid.

BATHROOM 7'5" x 6'1" (2.27 x 1.87)

Fitted three piece suite comprising: paneled bath with mixer tap including shower attachment and glass folding shower screen, pedestal was hand basin and low level flush W.C. Frosted double glazed leaded light window to front, tiled walls, radiator, centre light point, vinyl flooring.

REAR GARDEN 83'9" x 31'5" (25.55 x 9.60)

Patio area leading from property, mainly laid to lawn, flower and shrub borders.

DETACHED GARAGE 15'7" x 7'5" (4.76 x 2.28)

Up and over door to front, power and light, door to rear leading to rear garden.

FRONT GARDEN

Off street parking for two vehicles, laid to lawn, flower and shrub borders.

DRONE



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Less environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

Energy Efficiency Rating: 60
Environmental Impact (CO₂) Rating: 77

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.