



Elibank Road, Eltham, SE9 1QH

Asking Price £765,000

Situated on this sought after road within the Heart of Eltham's Corbett Estate is this well presented THREE bedroom mid terrace family home. Internally the property is arranged to provide: front reception with bay window, dining room, ground floor W.C/ utility room and kitchen to the ground floor. To the first floor are THREE well proportioned bedrooms and family bathroom with four piece suite. To the rear of the property is a well stocked, private south facing garden and off street parking to the front. Well positioned for numerous sought after local primary schools including Gordon primary school, along with Eltham mainline train station which offers a fast and frequent service into numerous central London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Viewing highly recommended. EPC rating C. Council tax Greenwich band E. Freehold.

ENTRANCE HALL



Wooden entrance door with stained glass windows, centre light point with ornate ceiling rose, coving to ceiling, carpeted stairs to first floor level, radiator, under stair storage cupboard, laminate flooring.

RECEPTION ROOM



Double glazed bay window to front with bespoke window shutters, centre light point with ornate ceiling rose, coving to ceiling, picture rail, cast iron feature fireplace with mantelpiece over, built in cupboards and display shelving to both alcoves, radiator, striped wooden floorboards.

DINING ROOM



Centre light point, coving to ceiling, picture rail, double glazed door to rear leading to garden, dado rail, cast iron feature fireplace, radiator, door to ground floor W.C/ utility. Laminate flooring.

GROUND FLOOR W.C.



Multi point centre light point, low-level flush W.C. with concealed cistern, ceramic Butler sink with chrome mixer tap, built in storage cupboard housing wall mounted boiler and space for washing machine. Frosted double glazed window to side, heated towel rail, tiled flooring.

KITCHEN



Fitted with a matching range of wall and base units, works surface over, stainless steel sink and drainer with mixer tap, space for four ring gas cooker, stainless steel extractor hood over, space for under counter dishwasher and under counter fridge. Double glazed door to rear leading to garden., double glazed window to rear. Inset ceiling spotlights., coving to ceiling, half panel walls, tiled flooring.

FIRST FLOOR LANDING

Centre light point, access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE



Double glazed bay window to front with bespoke window shutters, centre light point, coving to ceiling, picture rail, built in wardrobes to both alcoves, radiator, carpet as laid.

BEDROOM TWO



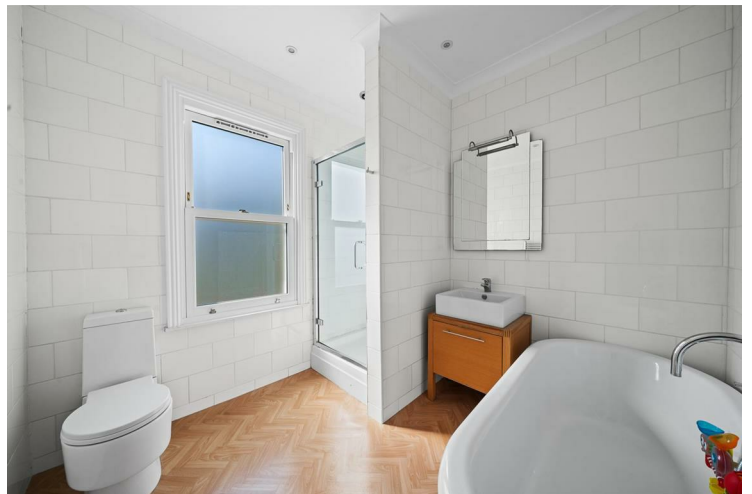
Double glazed window to rear with bespoke window shutters, centre light point, coving to ceiling, radiator, carpet as laid.

BEDROOM THREE



Double glazed window to front with bespoke window shutters, centre light point, coving to ceiling, radiator, carpet as laid

BATHROOM



Fitted with a four piece suite comprising: freestanding bath with central mixer tap including shower attachment, ceramic vanity wash hand basin with mixer tap,

enclosed shower cubicle with glass door, low-level flush WC. Opaque double glazed window to rear., Inset ceiling spotlights, coving to ceiling, partly tiled walls, vinyl flooring

REAR GARDEN



South facing rear garden with a patio area leading from the rear of the property, mainly laid to lawn with flower and shrub borders, wooden shed, rear patio area.

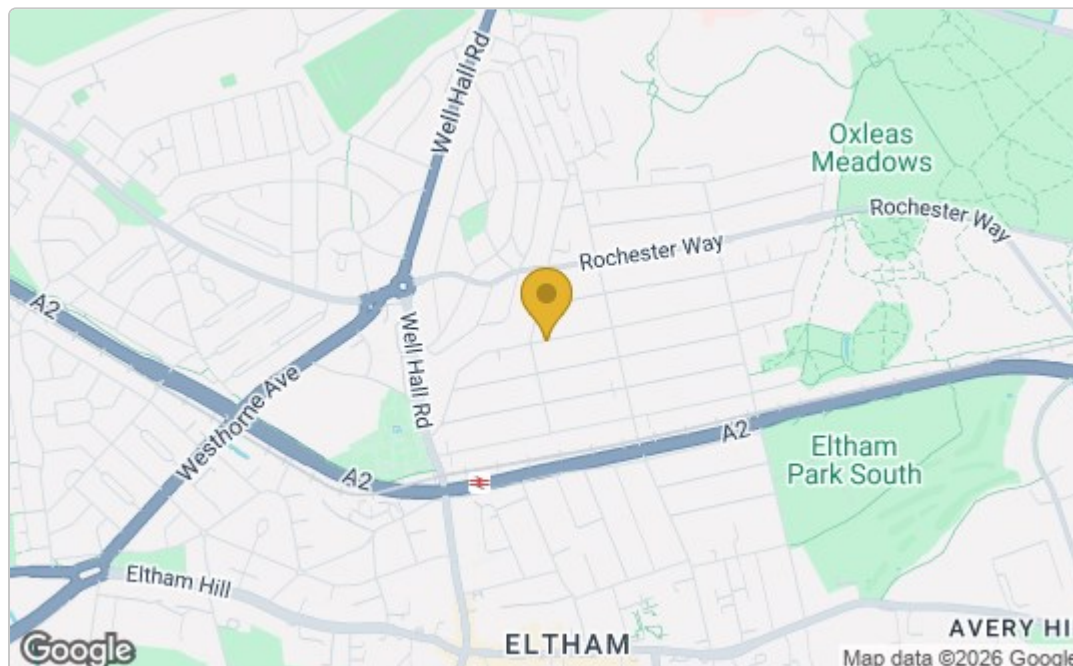
FRONT GARDEN

Block paved off street parking to front.

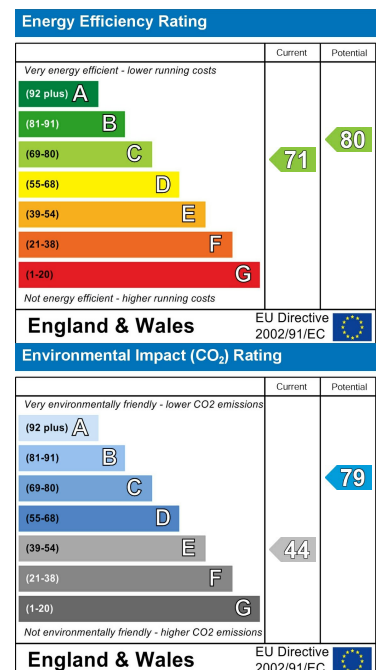
Floor Plan



Area Map



Energy Efficiency Graph



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