



9 Martin Bowes Road, London, SE9 1LQ Asking Price £475,000

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.



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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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100% A		92-100% A	
81-91% B		81-91% B	
69-80% C		69-80% C	
55-68% D		55-68% D	
39-54% E		39-54% E	
21-38% F		21-38% F	
1-20% G		1-20% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
73	60		
England & Wales	EU Directive 2002/91/EC	England & Wales	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.