



4 Glenhead Close, London, SE9 1RR

Asking Price £585,000

Located within a quite Cul-De-Sac within the heart of Eltham Park is this EXTENDED THREE BEDROOM semi detached family home. Internally the property is arranged to provide a front reception room, central dining room with kitchen to the rear on the ground floor whilst to the first floor you are presented with THREE spacious bedrooms and bathroom with four piece suite. The the rear of the property is a large mature private garden with a detached garage to the side. Glenhead Close is situated within a short walk of Eltham mainline train station, the Ofsted outstanding Deansfield primary School, Gordon primary School and the open spaces of both Oxleas Meadow and Eltham Park South. An internal viewing comes highly recommended.

Freehold. Council tax Greenwich band E. EPC rating E.



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ENTRANCE HALL

UPVC entrance door with frosted double glazed glass inserts, frosted double glazed window to side, centre light point, carpeted stairs to first floor level, under stairs storage cupboard and additional under stairs storage area, radiator, laminate flooring.

RECEPTION ROOM

Double glazed bay window to front, centre light point with ornate ceiling rose, coving to ceiling, dado rail, radiator, carpet as laid.

DINING ROOM

Two centre light points, coving to ceiling, frosted double glazed window to side, dado rail, laminate flooring.

KITCHEN

Fitted with a matching range of wall and base units with worktop over, stainless steel sink with drainer and mixer tap. Space under counter for a dishwasher, washing machine and tumble dryer. Built in electric double oven and four ring gas hob. Integrated fridge freezer. Wall mounted boiler. Double glazed sliding patio doors to rear leading to garden and double glazed doors to side leading to rear garden. Fan centre light point, partly tiled walls, tiled flooring.

FIRST FLOOR LANDING

Frosted double glazed window to side, centre light point, access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE

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

BEDROOM TWO

Double glazed window to rear, centre light point, built in wardrobes, radiator, dado rail, carpet as laid.

BEDROOM THREE

Double glazed window to front, centre light point, coving to ceiling, radiator, carpet as laid.

BATHROOM

Fitted four piece suite comprising: paneled bath with telephone style mixer tap, pedestal wash hand basin, low level flush W.C. and walk in shower cubical. Frosted double glazed window to rear and side, inset ceiling lights, partly tiled walls, radiator, tiled flooring.

REAR GARDEN

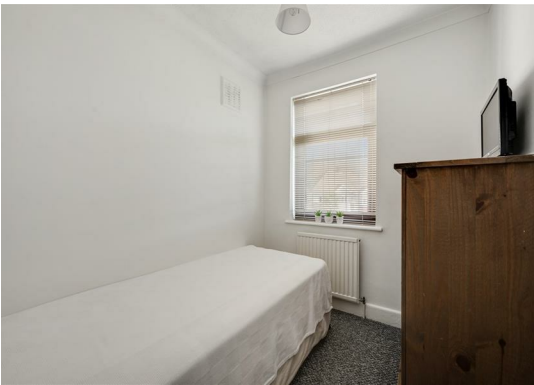
Patio area leading from the rear of the property, steps up to a large lawn area. Mature conifers surrounding the perimeter of the garden, mature trees and shrub borders, shed, side access and side access to detached garage.

DETACHED GARAGE

Up and over door to front, side access from rear garden, power and light.

FRONT GARDEN

mainly laid to lawn, space for off street parking for one vehicle.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(40-54) E			(40-54) E		
(29-39) F			(29-39) F		
(13-28) G			(13-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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.