



# Dairsie Road

Eltham | SE9 1XJ



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Eltham, SE9 1XJ

A stunning example of an extended three bedroom semi detached family home benefitting a 21ft Kitchen/Diner, four piece bathroom and off street parking. Convenient for local schools and bus routes.

## Benefitting from:

- 21ft Modern Fitted Kitchen/Diner
- Separate Living Room
- Ground Floor Cloakroom/WC
- First Floor Four Piece Bathroom Suite
- Off Street Parking
- Mature Rear Garden



# Interior

**Entrance Porch:** Storm porch covered entrance.

**Entrance Hall:** Understairs storage cupboard and utility cupboard plumbed for washing machine, picture rail and engineered wood flooring.

**Living Room:** 3.59m x 3.39m (11'9" x 11'1") Double glazed bay window to front and stripped floorboards.

**Ground Floor WC:** Fitted with a low level WC, wash hand basin and wood style laminate flooring.

**Kitchen/Diner:** 6.41m x 5.39m (21' x 17'8") Fitted with a range of wall and base units with complimentary work surfaces. Integrated fridge/freezer, oven, hob and filter hood. Space for appliances, breakfast bar and pantry. Bi-folding doors to rear garden, two velux windows, large walk in larder and engineered wood flooring.

**Landing:** Built in storage above the stairs, access to loft and carpet as fitted.

**Bedroom 1:** 3.58m x 3.39m (11'9" x 11'1") Double glazed bay window to front, stripped and varnished floorboards.

**Bedroom 2:** 3.96m x 3.39m (13' x 11'1") Built in wardrobes, double glazed windows to rear, stripped and varnished floorboards.

**Bedroom 3:** 2.37m x 2.01m (7'9" x 6'7") Double glazed window to front and carpet as fitted.

**Bathroom:** Fitted with a white four piece suite comprising a walk in shower cubicle, low level WC, pedestal wash hand basin and panelled bath. Heated towel rail, part tiled walls and tiled flooring with under floor heating.





## Exterior

**Rear Garden:** Mature established rear garden mainly laid to lawn with flower and shrub borders. Paved patio area, shed to remain and access to side.

**Off Street Parking:** Driveway to front.

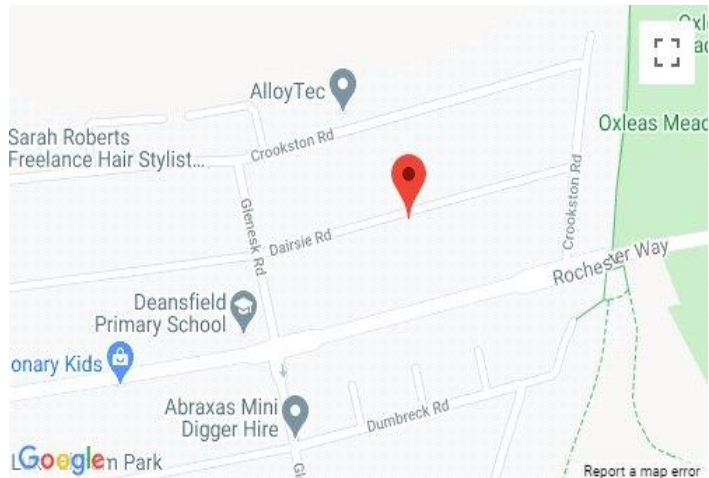
**EPC Rating – D**

## Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million being spent on a High Street revitalisation programme which include a new multi-screen cinema complex with restaurants and sky bar.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.





### Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

### Location



(All distances & times are approximates)

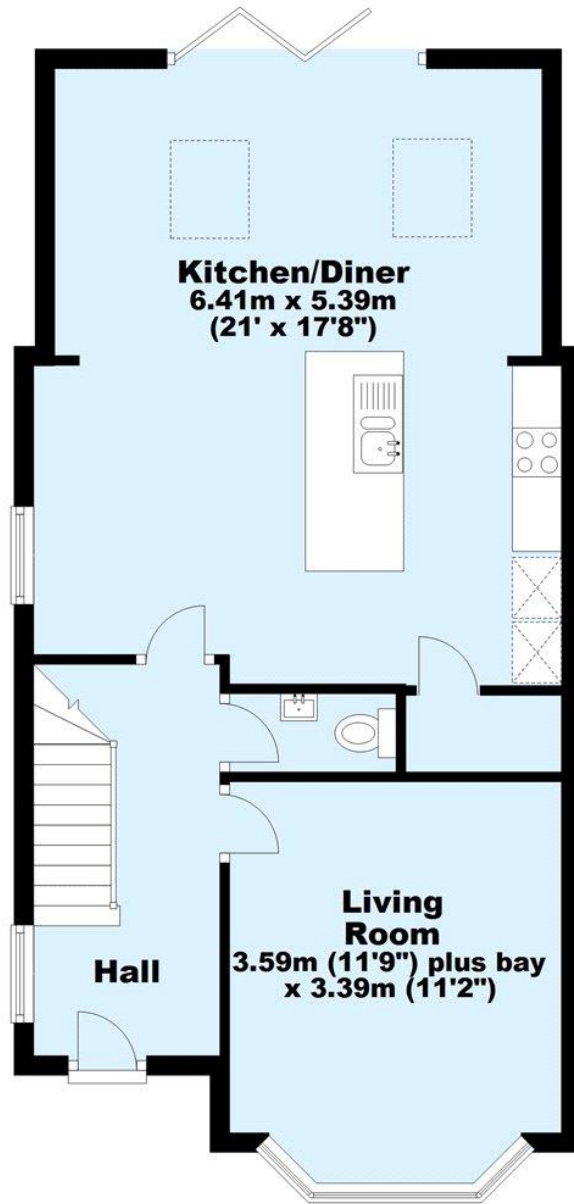
### FOR MORE INFORMATION CONTACT US TODAY.

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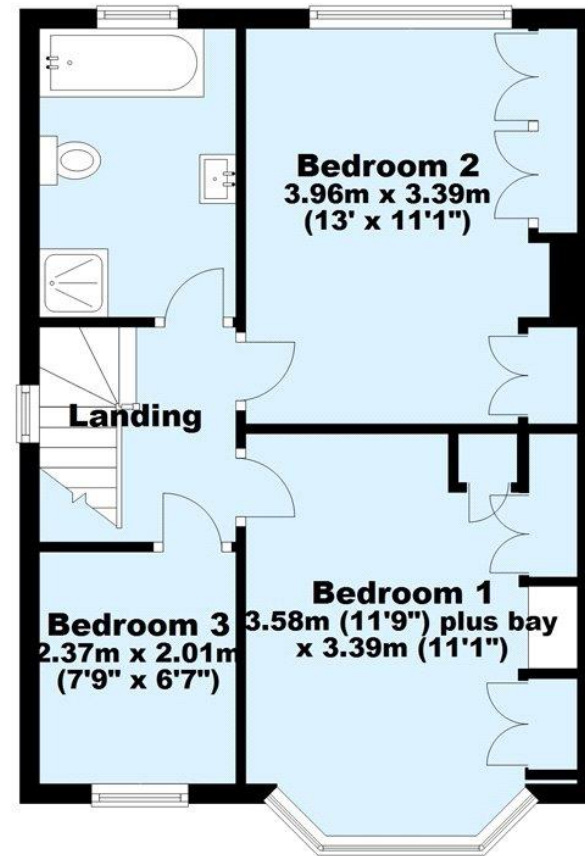
## Ground Floor

Approx. 56.3 sq. metres (605.6 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



**Total area: approx. 99.1 sq. metres (1067.2 sq. feet)**

