



# Grangehill Road

Eltham | SE9 1ST



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Eltham, SE9 1ST

A well presented three bedroom, two bathroom Edwardian 'Corbett' family home benefitting from a large kitchen extension, loft conversion, off street parking and a mature established rear garden. Convenient for local schools, bus routes, access into Eltham station and local woodland.

## Benefitting from:

- 24ft Through Lounge/Diner
- 16ft Kitchen/Breakfast Room
- Ground Floor Shower Room
- First Floor Bathroom
- Rear Extension
- Loft Conversion
- Mature Established Rear Garden
- Off Street Parking
- Double Glazing
- Central Heating
- Convenient Location



## Accommodation

**Entrance Hall:** Understairs storage, dado rail, coved cornice and Amtico flooring.

**Ground Floor Shower Room:** Fitted with a modern three piece suite comprising of a vanity wash hand basin, cistern enclosed WC and walk in shower cubicle. Chrome heated towel rail, tiled walls and flooring.

**Lounge/Diner:** 7.52m x 3.4m (24'8" x 11'2") Feature fireplace with surround, dado rail, coved cornice, part carpet as fitted and part Amtico flooring. Open to Kitchen/Breakfast room.

**Kitchen/Breakfast Room:** 4.93m x 3.5m (16'2" x 11'6") Fitted with a range of wall and base units with complimentary work surfaces and breakfast bar. 'Rangemaster' oven and matching filter hood. Integrated washing machine and dishwasher. French doors leading to rear garden, part tiled walls and Amtico flooring.

**Landing:** Dado rail, stairs to first floor and carpet as fitted.

**Bedroom 1:** 4.67m x 3.4m (15'4" x 11'2") Range of built in wardrobes and carpet as fitted.

**Bedroom 3:** 3.35m x 2.57m (11' x 8'5") Amtico flooring.

**Bathroom:** Fitted with a white three piece suite comprising of a pedestal wash hand basin, WC and freestanding roll top claw foot bath. Chrome heated towel rail, tiled walls and flooring.

### **Loft Conversion:**

**Landing:** Access to eaves storage and carpet as fitted.

**Bedroom 2:** 4.14m x 3.9m (13'7" x 12'10") Wood style laminate flooring.





## Exterior

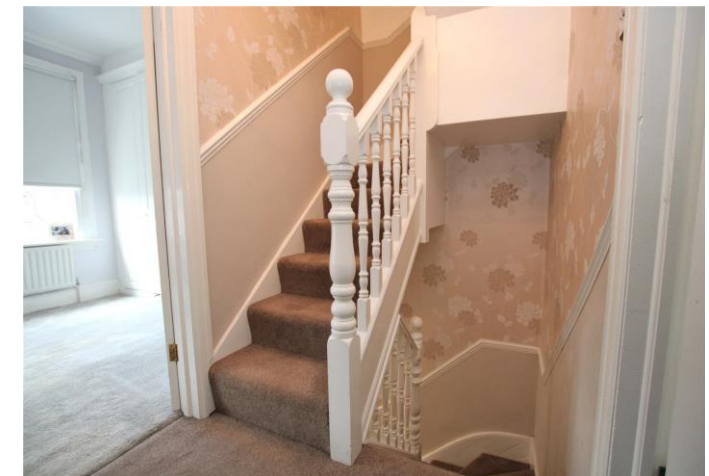
**Rear Garden:** Approx 18.3m (Approx 60') Mainly laid to lawn with large paved patio. Raised pond, mature wisteria and shed to remain.

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

## Local Authority

Royal Borough of Greenwich

EPC Rating - D





## 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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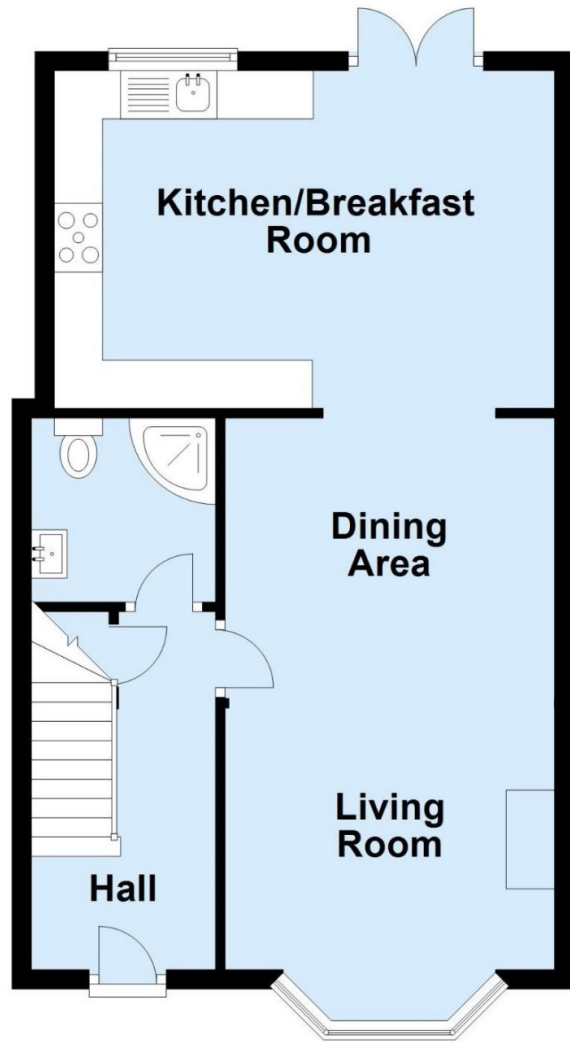
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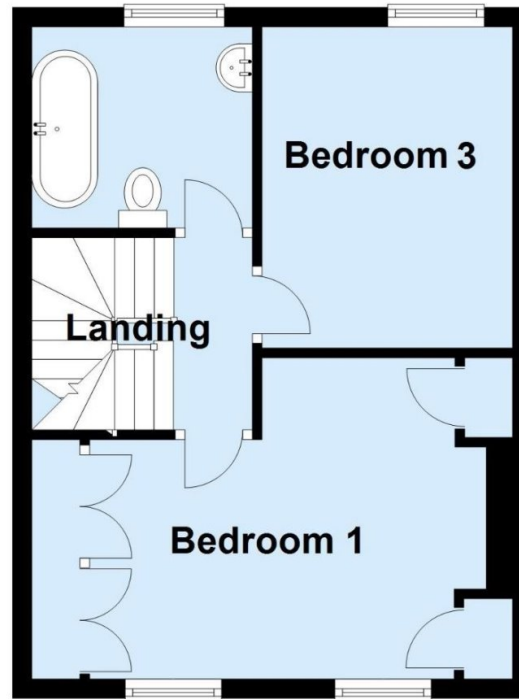
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**ROBINSON-JACKSON**

## Ground Floor



## First Floor



## Second Floor

