



## Rancliffe Gardens Eltham SE9 6LA

Located under a mile from Eltham mainline station is this two bedroom mid terrace family home with first floor bathroom. Convenient for local shops, schools, bus routes and amenities.

- 15ft Lounge
- 17ft Kitchen
- First Floor Bathroom
- Double Glazing
- Convenient Location
- Close To Station



Freehold

EPC Rating: D

Asking Price **£325,000**

**ROBINSON-JACKSON**  
Our service will *move* you

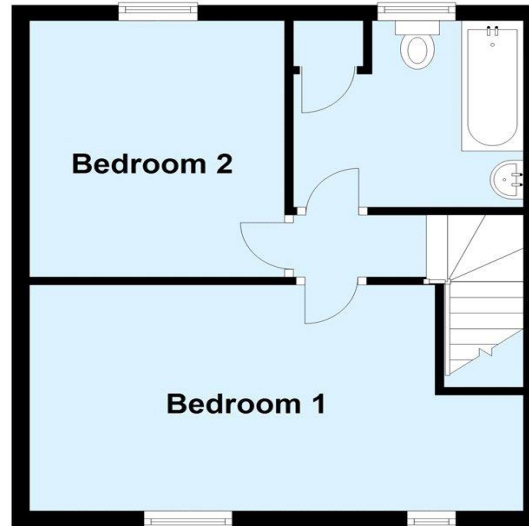
## Ground Floor

Approx. 35.1 sq. metres (377.6 sq. feet)



## First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 70.5 sq. metres (758.5 sq. feet)



FOR MORE INFORMATION  
CONTACT US TODAY.

020 8859 9600

Robinson Jackson  
2-4 Court Yard,  
Eltham,  
London SE9 5PZ

eltham@robinson-jackson.com



## Interior

**Entrance Hall:** Understairs storage and carpet as fitted.

**Lounge:** 4.83m x 3.66m (15'10" x 12') Feature fireplace, beamed ceilings and wood style laminate flooring.

**Kitchen:** 5.44m x 1.83m (17'10" x 6') Fitted with a range of wall and base units with complimentary work surfaces. Space for appliances and door to rear garden.

**Landing:** Access to loft and carpet as fitted.

**Bedroom 1:** 4.52m x 2.82m (14'10" x 9'3") Carpet as fitted.

**Bedroom 2:** 3.3m x 2.82m (10'10" x 9'3") Wood style laminate flooring.

**Bathroom:** 2.62m x 2.34m (8'7" x 7'8") Fitted with a three piece suite comprising of a panelled bath, pedestal wash hand basin and WC. Large storage cupboard and vinyl flooring.

## Exterior

**Rear Garden:** Soil rear garden with shed to remain.

**Front Garden:** Mainly laid to lawn with flower and shrub borders.

## 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.

Please note the boiler at the property is currently inoperable.

Please note this property is a Langs Easi Form Concrete building.