



Campfield Road | Eltham, SE9 5JF



Asking Price £385,000

Freehold

EPC = D

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## Campfield Road, Eltham

Offered to the market chain free is this well presented and extended three bedroom family home located in a quiet cul-de-sac. Convenient for local shops, schools and bus routes.

### Property Features

- Two Reception Rooms
- Modern Fitted Kitchen
- White Bathroom Suite
- Separate WC
- 18ft Master Bedroom
- Chain Free



## Interior

### Entrance Hall:

**Lounge:** 4.37m x 3.63m (14'4" x 11'11") Feature fireplace, dado rail, under stairs storage, square arch to kitchen and carpet as fitted.

**Kitchen:** 2.7m x 2.5m (8'10" x 8'2") Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated oven, hob and filter hood. Door to inner lobby, door to dining room, part tiled walls and vinyl flooring.

**Inner Lobby:** Providing access to bathroom and WC. Vinyl flooring.

**Ground Floor Bathroom:** Fitted with a white two piece suite comprising of a panelled bath and vanity wash hand basin with storage under. Chrome heated towel rail, tiled walls and flooring.

**Separate WC:** Fitted with a low level cistern enclosed WC and wash hand basin. Tiled flooring.

**Dining Room:** 3.2m x 2.68m (10'6" x 8'10") Space for appliances, double glazed French doors leading to rear garden. Vinyl flooring.

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

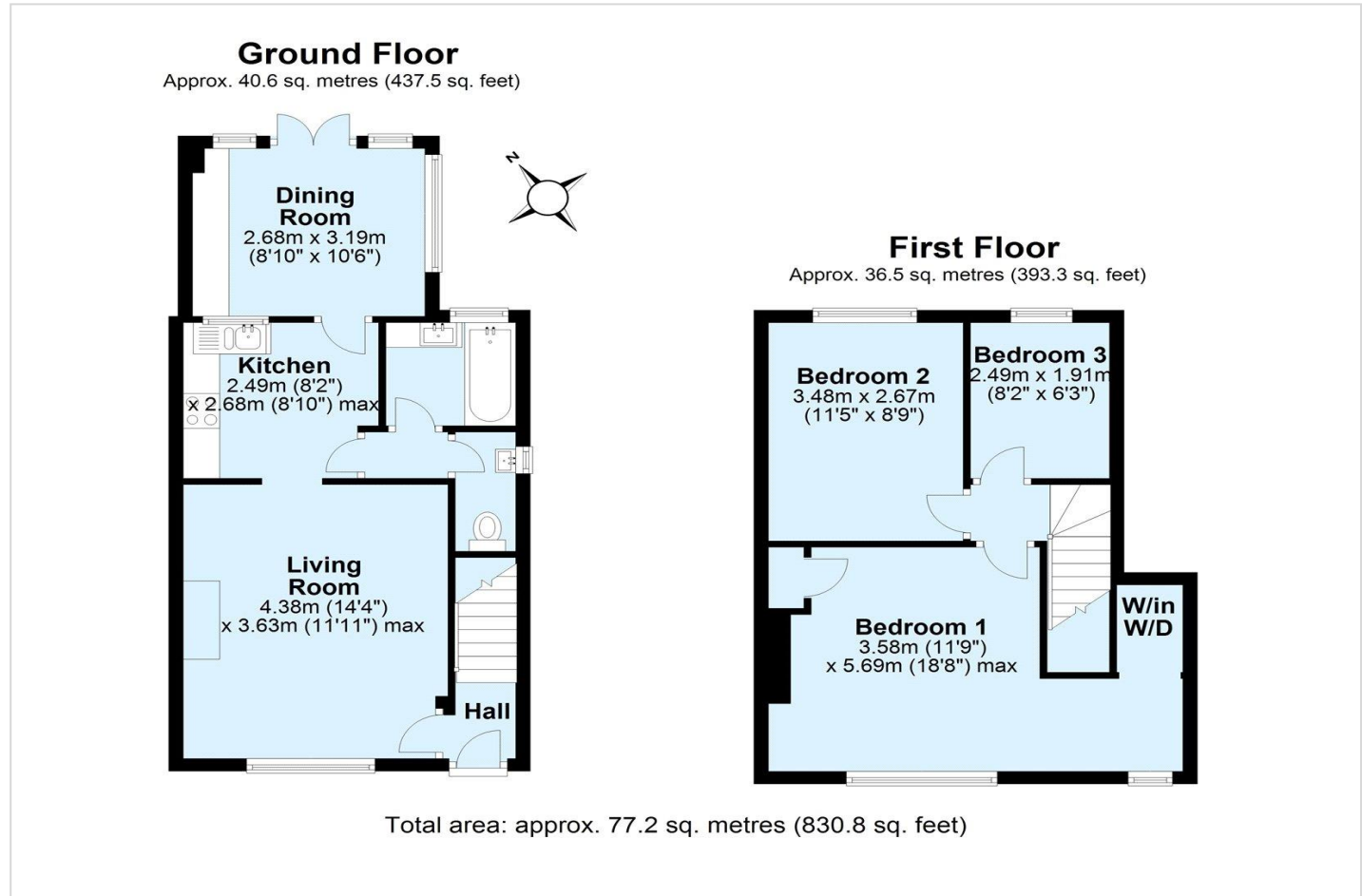
**Bedroom 1:** 5.69m x 3.58m (18'8" x 11'9") Walk in wardrobe/dressing area, built in storage, dado rail and carpet as fitted.

**Bedroom 2:** 3.48m x 2.67m (11'5" x 8'9") Carpet as fitted.

**Bedroom 3:** 2.49m x 1.91m (8'2" x 6'3") Carpet as fitted.

## Exterior

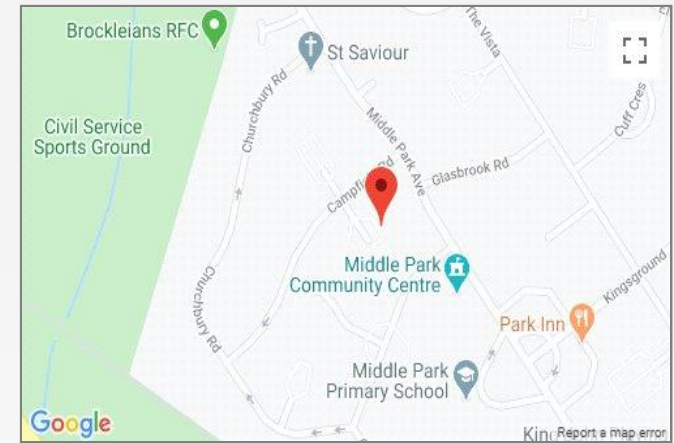
**Rear Garden:** Decked patio with shingle areas and access to side. Shed to remain.





## Property Location

Campfield Road, Eltham, SE9 5JF



## 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 Pleasance can all be found in the town.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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