



Middle Park Avenue | Eltham, SE9 5SF



Asking Price £375,000

Freehold

EPC = D

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## Middle Park Avenue, Eltham

A well presented three bedroom family home benefitting a modern ground floor shower room, generous garden and off street parking. Convenient for shops, schools, bus routes and Mottingham station.

### Property Features

- 14ft Reception Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- Landscaped Rear Garden
- Off Street Parking
- Convenient Location



## Interior

**Entrance Hall:** Solid wood flooring, open to reception room.

**Reception Room:** 4.52m x 4.39m (14'10" x 14'5") Dado rail, under stairs storage and solid wood flooring.

**Kitchen:** 2.62m x 2.45m (8'7" x 8') Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated oven, hob and filter hood. Door to rear garden, part tiled walls and tiled flooring.

**Ground Floor Shower Room:** Fitted with a two piece suite comprising a wash hand basin and a large walk in shower cubicle. Tiled walls and flooring.

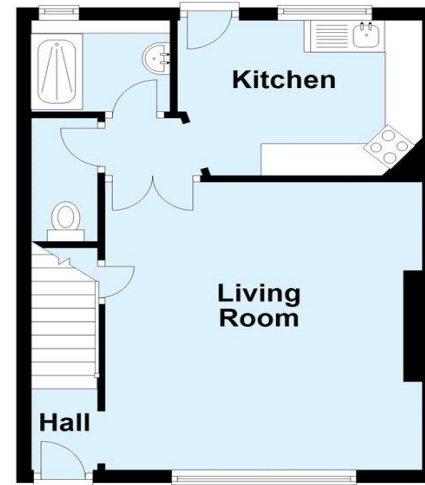
**Separate WC:** Fitted with a low level WC, part tiled walls and tiled flooring.

**Bedroom 1:** 4.53m x 3.19m (14'10" x 10'6") Built in wardrobe and solid wood flooring.

**Bedroom 2:** 3.70m x 2.51m (12'2" x 8'3") Built in wardrobe and solid wood flooring.

**Bedroom 3:** 2.79m x 2.52m (9'2" x 8'3") Solid wood flooring.

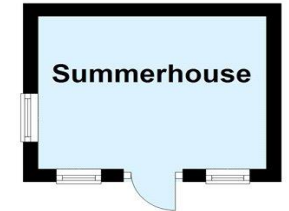
### Ground Floor



### First Floor



### Outbuilding





## Exterior

**Rear Garden:** Landscaped rear garden mainly laid to lawn with block patio. Gate to side providing side access.

**Summerhouse:** 3.06m x 2.39m (10' x 7'10")

**Off Street Parking:** Driveway to front for two cars.

## Property Location

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**FOR MORE INFORMATION  
CONTACT US TODAY.**

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