



**ROBINSON
JACKSON**
LOCAL OFFICE
020 8859 9600
FOR SALE

KEYNSHAM ROAD

Keynsham Road

Eltham | SE9 6QE



Keynsham Road

Eltham, SE9 6QE

A well presented three double bedroom semi detached home benefitting a 22ft Living/Dining Room, modern kitchen and boarded loft. Convenient for local shops, schools, bus routes and Eltham Station.

Benefitting from:

- 22ft Living/Dining Room
- Modern Fitted Kitchen
- Ground Floor Cloakroom/WC
- First Floor Four Piece Bathroom Suite
- Loft Room
- Off Street Parking
- Double Glazing
- Central Heating
- Convenient Location



Interior

Entrance Hall: Large storage cupboard and wood style laminate flooring.

Living Room/Dining Room: 6.99m x 4.4m (22'11" x 14'5") Feature fire place with surround open to dining room with built in shelving and wood style laminate flooring.

Kitchen: 4.83m x 2.4m (15'10" x 7'10") Fitted with a range of wall and base units with complimentary work surfaces. Integrated oven, gas hob and filter hood. Space for appliances, breakfast bar, part tiled walls and tiled flooring. Door to rear garden and lobby.

Inner Lobby: Door to Ground Floor Cloakroom/WC, tiled flooring.

Ground Floor Cloakroom/WC: Fitted with a cistern enclosed WC and wash hand basin. Part tiled walls and tiled flooring.

Landing: Access to loft room via a pull down ladder and carpet as fitted.

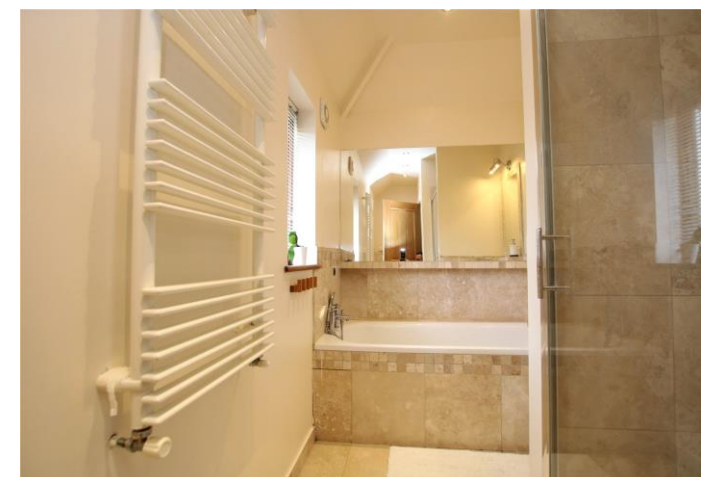
Bedroom 1: 4.34m x 3.78m (14'3" x 12'5") Built in wardrobes, picture rail and carpet as fitted.

Bedroom 2: 3.78m x 2.4m (12'5" x 7'10") Picture rail and carpet as fitted.

Bedroom 3: 3.3m x 2.97m (10'10" x 9'9") Picture rail and carpet as fitted.

Bathroom: Fitted with a four piece suite comprising of a tile sided bath, walk in shower cubicle, vanity wash hand basin with storage under and a cistern enclosed WC. Part tiled walls and tiled flooring.

Loft Room: Access via a pull down loft ladder, boarded with wood style laminate flooring and velux window.





Exterior

Rear Garden: Mainly laid to lawn, paved patio, access to boiler room, shed to remain.

EPC Rating – E

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million having been spent on a High Street revitalisation programme which included a new multi-screen cinema complex and restaurants. 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 from branch postcode. Train time from nearest station.

(All distances & times are approximates)

FOR MORE INFORMATION CONTACT US TODAY.

Will Chidley - Branch Manager

020 8859 9600

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

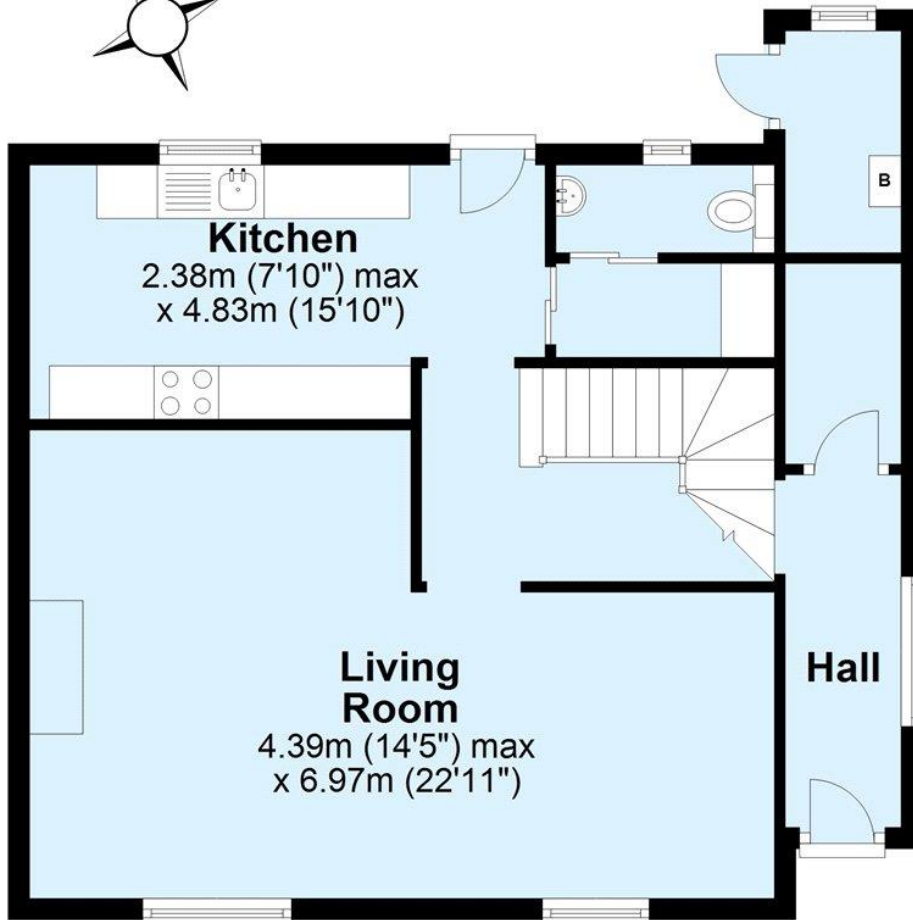
eltham@robinson-jackson.com

SALES | MORTGAGES | LEGALS

ROBINSON-JACKSON

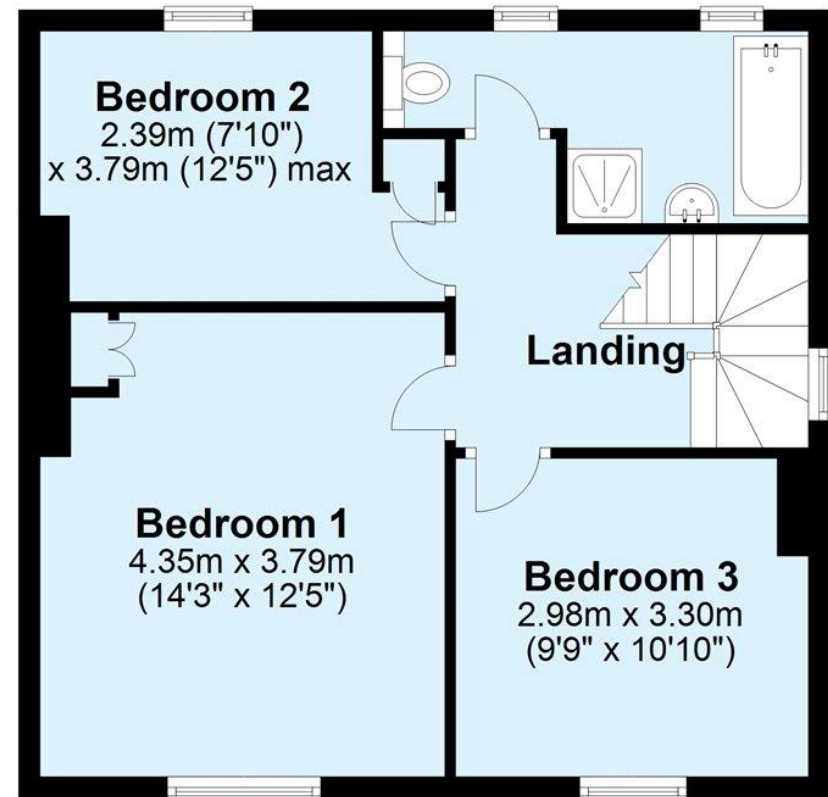
Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor

Approx. 50.3 sq. metres (541.0 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)

