



Haimo Road | Eltham, SE9 6DZ



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Offers in Excess of £450,000

Freehold

EPC = D

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## Haimo Road, Eltham

Offered to the market chain free is this three bedroom, two reception room, two bathroom family home benefiting from a large 6m rear extension. Convenient for local shops, bus routes and schools.

### Property Features

- Two Reception Rooms
- 16ft Kitchen/Breakfast Room
- Ground Floor Shower Room
- First Floor Bathroom
- Off Street Parking
- Chain Free



## Interior

**Entrance Lobby:** Solid wood flooring.

**Entrance Hall:** Under stairs storage cupboard and solid wood flooring.

**Living Room:** 4.28m x 3.99m (14'1" x 13'1") Built in dresser and solid wood flooring.

**Dining Room:** 3.70m x 2.99m (12'2" x 9'10") Solid wood flooring.

**Kitchen/Breakfast Room:** 5.00m x 5.00m (16'5" x 16'5") Fitted with a range of modern wall and base units with complimentary work surfaces. Integrated fridge/freezer, oven, hob, filter hood and washing machine. French doors to rear garden, large sky light, part tiled walls and solid wood flooring..

**Ground Floor Shower Room:** Fitted with a four piece suite comprising of a walk in shower cubicle, vanity wash hand basin, low level WC and a panelled corner bath. Sky light, chrome heated towel rail, tiled walls part wood and part tiled flooring.

**Landing:** Wood style laminate flooring.

**Bedroom 1:** 4.15m x 3.10m (13'7" x 10'2") Feature fireplace and wood style laminate flooring.

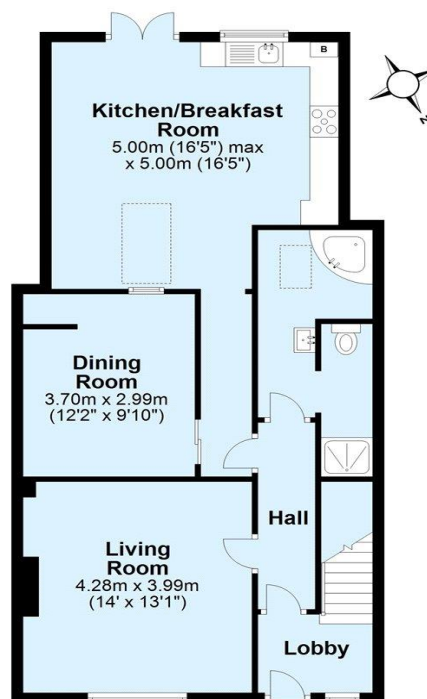
**Bedroom 2:** 3.98m x 2.96m (13'1" x 9'9") Feature fireplace and wood style laminate flooring.

**Bedroom 3:** 3.19m x 2.89m (10'6" x 9'6") Wood style laminate flooring.

**Bathroom:** Fitted with a three piece suite comprising a low level wc, wash hand basin with storage under and a tile sided bath. Chrome heated towel rail, tiled walls and flooring.

### Ground Floor

Approx. 75.5 sq. metres (812.2 sq. feet)

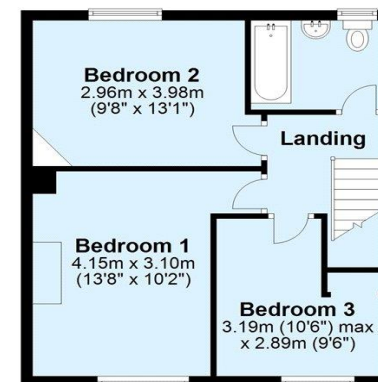


Total area: approx. 119.3 sq. metres (1284.6 sq. feet)

Plan produced using PlanUp.

### First Floor

Approx. 43.9 sq. metres (472.4 sq. feet)







## Property Location

Haimo Road, Eltham, SE9 6DZ



## Exterior

**Rear Garden:** Paved rear garden with large shed.

**Off Street Parking:** Driveway to front for one car.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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