



Middle Park Avenue | Eltham, SE9 5HP



Asking Price £450,000

Freehold

EPC = E

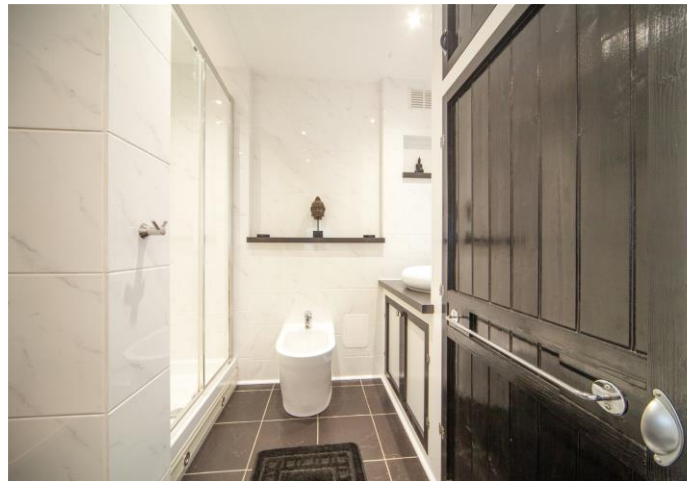
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## Middle Park Avenue, Eltham

A well presented three bedroom, two reception room semi detached family home offered to the market chain free. Conveniently located for local shops, schools, bus routes, Kidbrooke, Mottingham and Eltham mainline stations.

### Property Features

- Two Reception Rooms
- 19ft Kitchen/Diner
- White Three Piece Bathroom Suite
- Off Street Parking
- Double Glazing & Central Heating
- Chain Free



## Interior

**Entrance Hall:** Under stairs storage and wood style laminate flooring.

**Living Room:** 4.29m x 3.48m (14'1" x 11'5") Double glazed French doors leading to rear garden and wood style laminate flooring.

**Dining Room:** 3.48m x 3.09m (11'5" x 10'2") Wood style laminate flooring.

**Kitchen/Diner:** 6.00m x 2.59m (19'8" x 8'6") Fitted with a range of wall and base units with complimentary work surfaces. Integrated oven, hob and filter hood. Part tiled walls and tiled flooring.

**Landing:** Access to loft and wood style laminate flooring.

**Bedroom 1:** 4.26m x 3.48m (14' x 11'5") Built in cupboard and wood style laminate flooring.

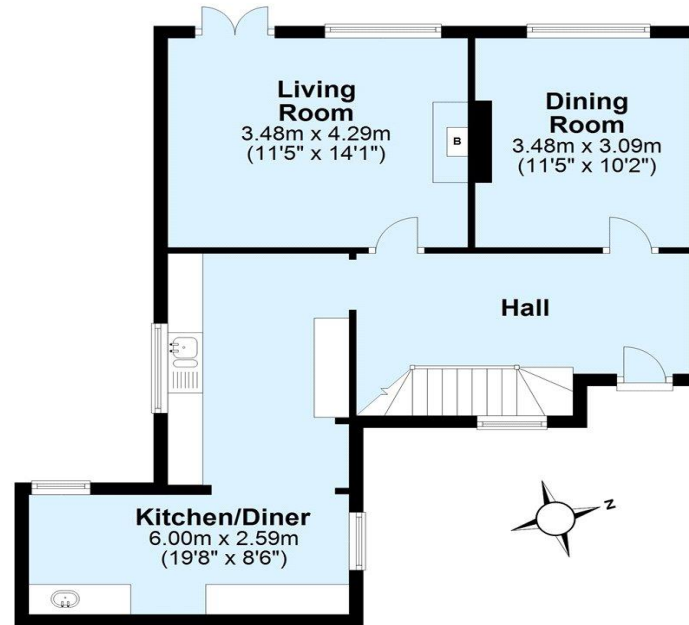
**Bedroom 2:** 3.48m x 3.09m (11'5" x 10'2") Built in cupboard and wood style laminate flooring.

**Bedroom 3:** 2.69m x 2.39m (8'10" x 7'10") Wood style laminate flooring.

**Shower Room:** Fitted with a white three piece suite comprising a vanity wash hand basin, low level WC and walk in shower cubicle. Chrome heated towel rail, tiled walls and part tiled/wood flooring.

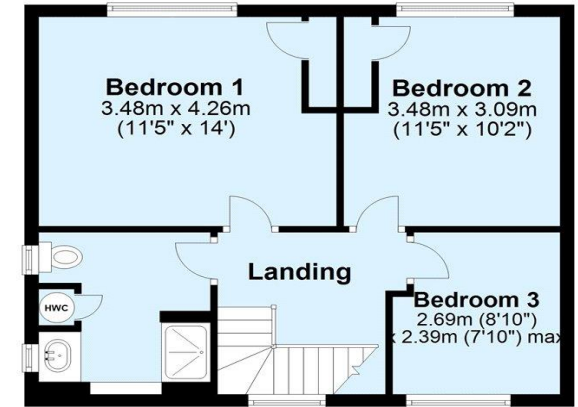
### Ground Floor

Approx. 58.3 sq. metres (627.1 sq. feet)



### First Floor

Approx. 46.7 sq. metres (503.0 sq. feet)



Total area: approx. 105.0 sq. metres (1130.1 sq. feet)





## Property Location

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## Exterior

**Rear Garden:** Patio area, lawn area and decking. Shrub and flower borders.

**Off Street Parking:** Driveway to front.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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