



LEAS DALE

Leas Dale | New Eltham, SE9 3BZ



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Asking Price £370,000

Freehold

EPC = TBC

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## Leas Dale, New Eltham

Offered to the market chain free is this three bedroom, two reception room semi detached home. Conveniently located for access into local shops, schools and New Eltham stations.

### Property Features

- Two Reception Rooms
- Ground Floor Cloakroom/WC
- First Floor Bathroom
- Double Glazing & Central Heating
- Convenient Location
- Chain Free



## Interior

**Entrance Porch:** Tiled flooring

**Entrance Hall:** Concrete flooring, stairs to first floor.

**Lounge:** 4.42m x 3.84m (14'6" x 12'7") Double glazed bay window to front, square arch to dining room, feature fireplace and concrete flooring.

**Dining Room:** 3.1m x 2.54m (10'2" x 8'4") Double glazed bay window to rear, square arch to lounge and kitchen. Concrete flooring.

**Kitchen:** 3.5m x 3.1m (11'6" x 10'2") Range of wall and base units with complimentary work surfaces. Door to utility room, door to hallway and arch to dining room. Part tiled walls and concrete flooring.

**Utility Area:** 2.67m x 1.45m (8'9" x 4'9") Plumbed for appliances, access to garden and ground floor WC.

**Ground Floor WC:** Fitted with a WC.

**Landing:** Access to loft and exposed floorboards.

**Bedroom 1:** 4.01m x 3.4m (13'2" x 11'2") Built in wardrobes and exposed floorboards.

**Bedroom 2:** 3.38m x 3.1m (11'1" x 10'2") Built in wardrobes and exposed floorboards.

**Bedroom 3:** 2.51m x 2.51m (8'3" x 8'3") Built in wardrobes and exposed floorboards.

**Bathroom:** Fitted with a two piece suite comprising of a panelled bath and pedestal wash hand basin. Built in boiler cupboard, part tiled walls and exposed floorboards.

**Separate WC:** Low level WC, exposed floorboards and part tiled walls.



**Ground Floor**



**First Floor**







## Property Location

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## Exterior

**Rear Garden:** Paved patio, shed to remain and access to side.

## Additional Information

Please note that the sale of this property is subject to a grant of probate being obtained.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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