



# Granby Road

Progress Estate | Eltham | SE9 1EL



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Progress Estate, Eltham, SE9 1EL

A well presented and extended four bedroom family home on the ever popular 'Progress Estate'. Benefitting a 16ft modern kitchen/diner, 'L' shaped garden and loft conversion.

## Benefitting from:

- 13ft Living Room
- 16ft Modern Kitchen/Diner
- Modern Ground Floor Bathroom
- Large 'L' Shaped Rear Garden
- Loft Conversion
- En-Suite Cloakroom
- Off Street Parking



# Interior

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

**Living Room:** 4.10m x 3.68m (13'5" x 12'1") Double glazed window to front and solid wood flooring.

**Kitchen/Diner:** 5.05m x 2.97m (16'7" x 9'9") Fitted with a range of wall and base units with complimentary work surfaces. Integrated fridge/freezer and dishwasher. Part tiled walls solid wood flooring. Bi-folding doors to rear garden, shutter blinds and velux windows.

**Ground Floor Bathroom:** Fitted with a white three piece suite comprising of a vanity wash hand basin, low level WC, 'P' shaped bath with shower over and glass shower screen. Storage cupboard, tiled flooring and tiled walls.

**Landing:** Stairs to loft conversion and carpet as fitted.

**Bedroom 1:** 3.98m x 2.79m (13'1" x 9'2") Built in storage and carpet as fitted.

**Bedroom 3:** 2.79m x 2.39m (9'2" x 7'10") Carpet as fitted.

**Bedroom 4:** 2.86m x 2.00m (9'5" x 6'7") Built in storage and carpet as fitted.

**Loft Conversion:** Carpet as fitted.

**Bedroom 2:** 4.09m x 2.70m (13'5" x 8'10") Built in eaves storage, velux windows and carpet as fitted.

**En-Suite Cloakroom:** Fitted with a low level WC and wash hand basin. Tiled walls and flooring.





## Exterior

**Rear Garden:** 'L' shaped garden mainly laid to lawn with decked patio area. Shed to remain.

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

## EPC Rating – D

## 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.

Please note this property is located within the Progress Estate Conservation Area.





## 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 & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

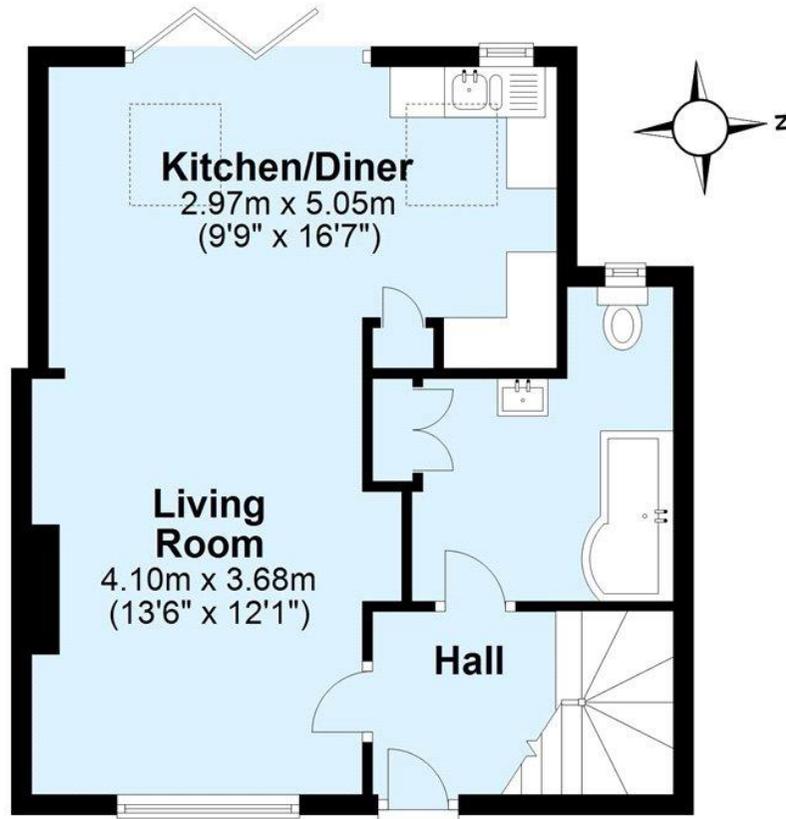
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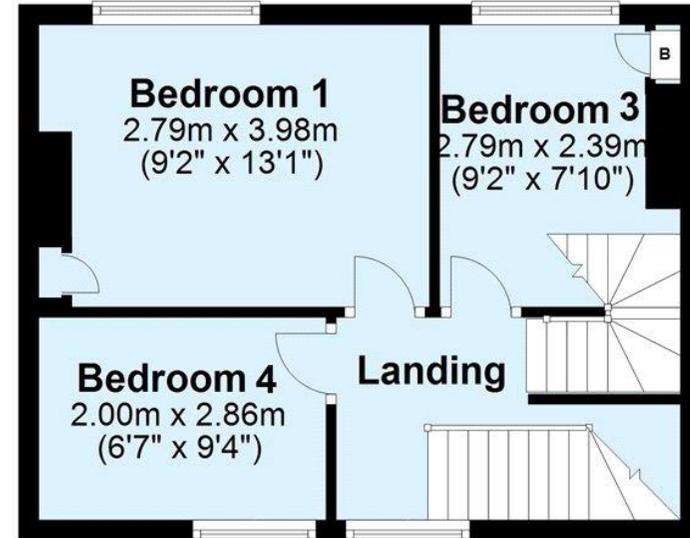
## Ground Floor

Approx. 42.8 sq. metres (460.3 sq. feet)



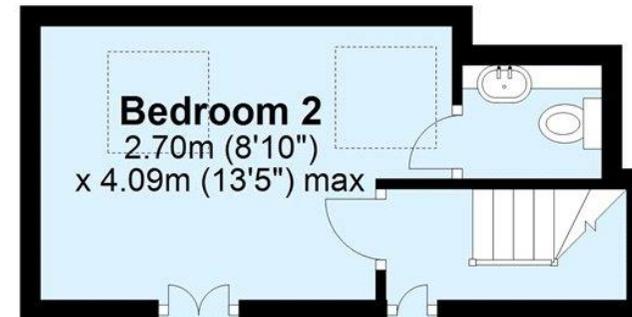
## First Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



## Second Floor

Approx. 14.8 sq. metres (159.0 sq. feet)



Total area: approx. 88.7 sq. metres (954.7 sq. feet)

