



Allenswood Road | Eltham, London, SE9 6RW



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Price on application

Freehold

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## Allenswood Road, Eltham

Offered to the market is this extremely well presented three bedroom semi detached home boasting a loft bedroom with stunning views and en-suite bathroom. The property is located on a quiet residential road within reach of Eltham train station and Woolwich Crossrail, and has planning permission for a rear and side extension (expiring 2023), an internal viewing is a must.

### Property Features

- Three double bedrooms
- Utility room
- Ground floor WC
- Modern throughout
- Open plan ground floor
- Landscaped garden





## Interior

**Entrance Hall** Double glazed composite door to front, double glazed window to side, Oak staircase

**Ground floor WC** Low level WC, tiled floor, extractor fan

**Open plan lounge/kitchen** 7.24m x 5.44m x 3.6m (23'9" x 17'10" x 11'10") to widest point. Double glazed window to front, tiled floor with underfloor heating, double glazed french doors to rear, double glazed window to rear, range of base units with Quartz work surface above, space for range cooker, extractor, stainless steel sink unit with mixer tap, Quartz breakfast bar

**Landing** LVT interlock flooring, Oak staircase to loft room

**Bedroom 1** 3.6m x 3.1m (11'10" x 10'2") Double glazed window to front, radiator, built in wardrobes, LVT interlock flooring

**Bedroom 2** 3.4m x 3.05m (11'2" x 10') Double glazed window to rear, radiator, carpet

**Utility Room** Double glazed window to front, plumbing for washing machine, wall mounted boiler, radiator

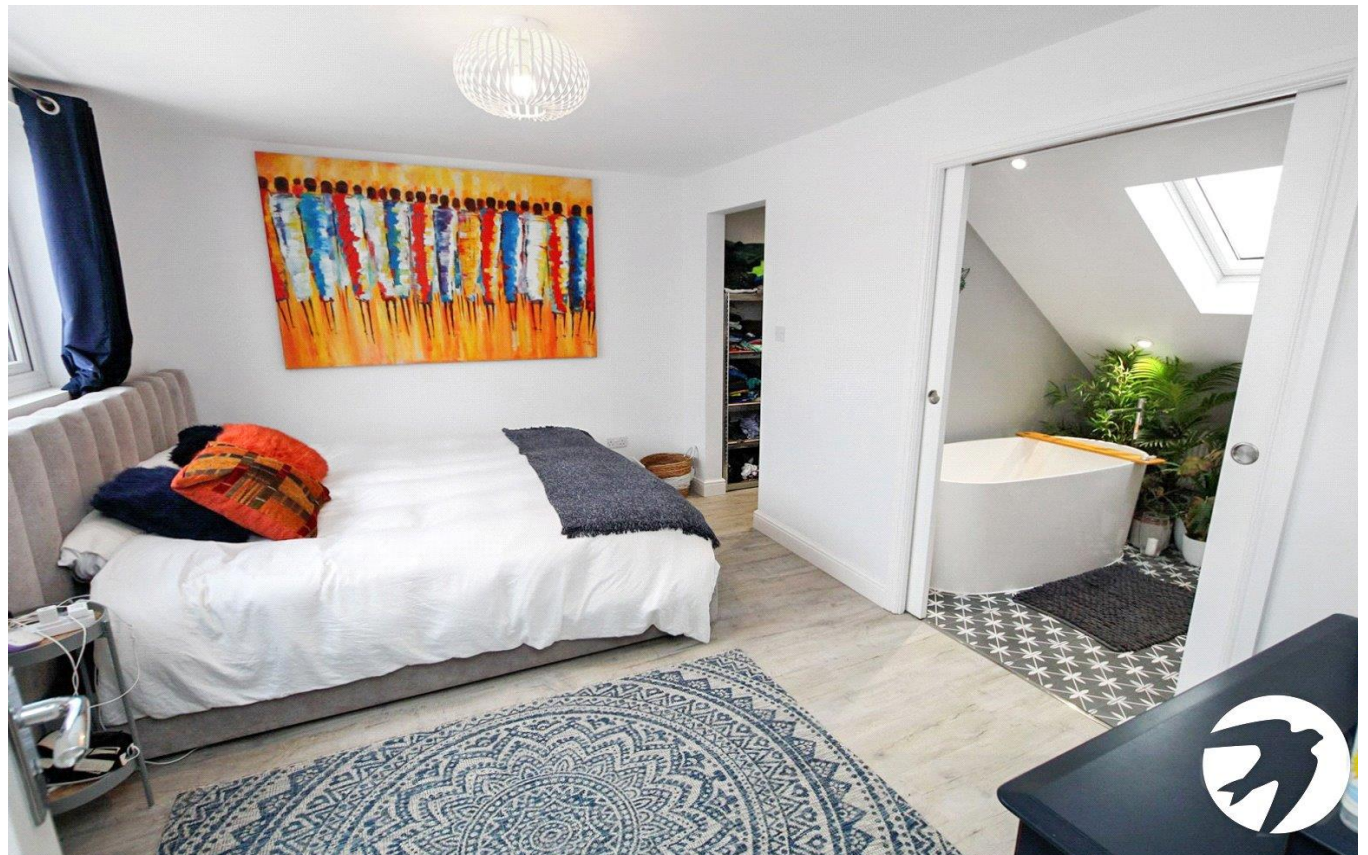
**Shower Room** Double glazed window to rear, large shower cubicle, low level WC, vanity wash hand basin, heated towel rail, extractor fan, part tiled walls, tiled floor

**Loft Room** Double glazed window to rear, radiator, wood laminate flooring, radiator, walk-in wardrobe, door to en-suite

**En-suite Bathroom** Double glazed Velux window to front, freestanding bath, low level WC, vanity wash hand basin with storage below, tiled floor radiator

## Exterior

**Garden** Landscaped garden with sand stone patio and aluminium louvered pergola plus side shed, mainly laid to lawn, brick built shed







## Additional Information

We are advised by the vendor that the total floor area is approx 110sqm.

- Council Tax: D
- EPC Rating: D

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme and a new cinema and sky bar complex.

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.

## Property Location

Allenswood Road, Eltham, London, SE9 6RW



## FOR MORE INFORMATION CONTACT US TODAY.

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