



Rancliffe Gardens | Eltham, London, SE9 6JZ

 3  1  1 Guide price £375,000-£400,000 Freehold

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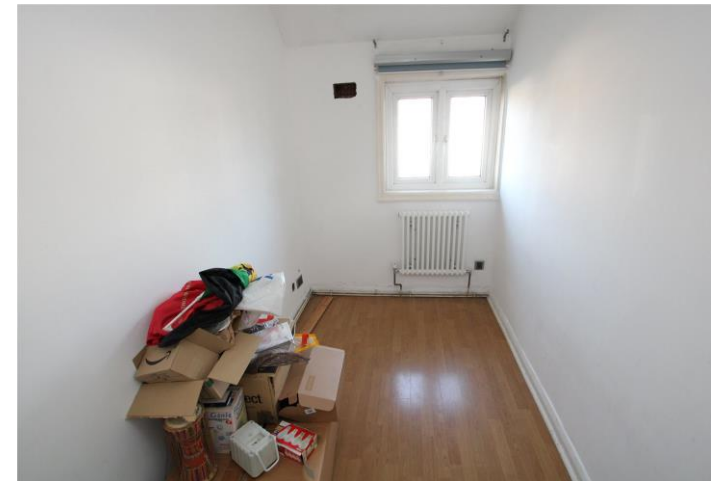


## Rancliffe Gardens, Eltham

Located within a mile of Eltham mainline station is this THREE BEDROOM 'Laings Easiform' concrete construction mid terraced house with the benefit of no onward chain!!

### Property Features

- Three bedrooms
- Chain free
- 25'4 x 10'10 Through lounge
- Gas central heating
- Double glazing
- Call today!



## Interior

**Entrance Hall** UPVC double glazed door to front, built in understairs cupboard, wood laminate flooring

**Lounge** 7.72m x 3.3m (25'4" x 10'10") Double glazed window to front, double glazed patio doors to rear, vertical radiator, wood laminate flooring

**Kitchen** 4.34m x 1.78m (14'3" x 5'10") Double glazed window to rear, wall and base units, stainless steel sink and drainer unit with mixer tap, integrated oven, gas hob, plumbing for washing machine, wall mounted Worcester boiler, tiled floor

**Landing** Loft hatch, wood laminate flooring

**Bedroom 1** 4.04m x 2.95m (13'3" x 9'8") Double glazed window to front, column radiator, built in wardrobes and cupboards, wood laminate flooring

**Bedroom 2** 3.3m x 3.35m (10'10" x 11') Double glazed window to rear, radiator, built in cupboards

**Bedroom 3** 3.05m x 1.83m (10' x 6') Double glazed window to front, column radiator, wood laminate flooring

**Bathroom** Double glazed window to rear, low level wc, pedestal wash hand basin, panelled bath with electric shower above, heated towel rail, tiled floor, part tiled walls

## Exterior

**Garden** Approx 25'. Laid to flagstone, shed







## Property Location

Rancliffe Gardens, Eltham, London, SE9 6JZ



## Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including 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.

- Council Tax: C
- EPC Rating: To be confirmed

## FOR MORE INFORMATION CONTACT US TODAY.

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