



Well Hall Road | London, SE9 6TX



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Guide Price £460k to £475k

Freehold

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Well Hall Road, London

New to the market is this extremely well presented three bedroom home situated just under a mile to Eltham station. The property offers plenty of ticks for a first time buyer including a modern fitted kitchen, four piece bathroom suite and generously sized bedrooms. Call today to get booked in for this weekend.

Property Features

- Three generous bedrooms
- New modern kitchen
- Four piece bathroom suite
- Well maintained rear garden
- Two reception rooms
- Conveniently located for Eltham station



Interior

Entrance Porch 2.4m x 1.85m (7'10" x 6'1") UPVC door to front, double glazed windows to front and side

Entrance Hall Door to front, radiator, understairs storage, carpet

Lounge 4.24m x 3.63m (13'11" x 11'11") Double glazed window to front, radiator, fireplace, laminate wood flooring

Dining Room 3.12m x 2.87m (10'3" x 9'5") Double glazed sliding patio doors to rear, radiator, laminate wood flooring

Kitchen 3.33m x 3.23m (10'11" x 10'7") Double glazed window to rear, double glazed door to rear, range of wall and base units with work surfaces above, one and a half bowl sink unit with mixer tap, gas hob, gas oven, extractor hood, integrated washer/dryer, space for fridge, part tiled walls, wall mounted boiler, laminate wood flooring

Landing Carpet, access to loft

Bedroom 1 3.56m x 3.25m (11'8" x 10'8") Double glazed window to front, radiator, built in wardrobes, carpet

Bedroom 2 3.56m x 3.07m (11'8" x 10'1") Double glazed window to rear, radiator, built in wardrobe

Bedroom 3 2.87m x 2.64m (9'5" x 8'8") Double glazed window to rear, radiator, built in sliding door mirrored wardrobe, carpet

Bathroom Double glazed obscured window to rear, panelled bath, corner shower cubicle, pedestal wash hand basin, low level wc, fully tiled walls, vinyl flooring, heated towel rail, extractor fan, spotlights

Exterior

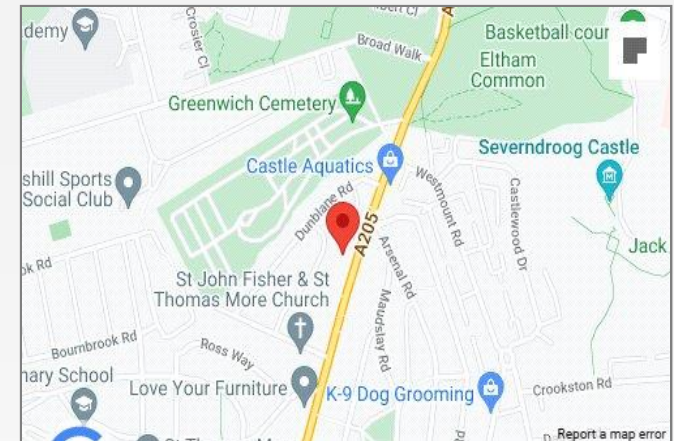
Garden Approx 75'. Paved patio, tiered artificial lawn area, various shrubs and plants, outside tap, light





Property Location

Well Hall Road, London, SE9 6TX



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: D
- EPC Rating: To be confirmed

**FOR MORE INFORMATION
CONTACT US TODAY.**

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