



Berryhill | London, SE9 1QP



Offers over £585,000. Freehold

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## Berryhill, London

Located in a highly desirable road it this 1930's semi detached house within a stone's throw of ELTHAM PARK SOUTH. The property offers generous space throughout and has the benefit of a SOUTH FACING GARDEN. Call today to avoid disappointment.

### Property Features

- Three bedrooms
- Extended to rear
- Two reception rooms
- Garage
- Well maintained gardens
- Off street parking



## Interior

**Entrance Porch** UPVC double glazed door to front

**Entrance Hall** Door to front, window to side, radiator

**Lounge** 5.97m x 3.5m (19'7" x 11'6") Double glazed window to front, radiator, electric fire with decorative surround

**Dining Room** 4.8m x 3.23m (15'9" x 10'7") Double glazed patio doors to rear, radiator

**Kitchen** 3.86m x 2.24m (12'8" x 7'4") Double glazed window to side, wall and base units, one and a half bowl stainless steel sink unit with Swan mixer tap, built in oven, five ring gas hob, stainless steel extractor hood, built in microwave, plumb for washing machine, space for dishwasher, space for tumble dryer, vinyl tiled floor

**Ground floor WC** Window to rear, low level wc, wall mounted wash hand basin, wall mounted Worcester boiler

**Inner Lobby** Double glazed door to rear

**Landing** Double glazed window to side, loft hatch

**Bedroom 1** 3.9m x 3.43m (12'10" x 11'3") Double glazed window to front, radiator

**Bedroom 2** 3.84m x 3.4m (12'7" x 11'2") Double glazed window to rear, radiator

**Bedroom 3** 2.54m x 2.13m (8'4" x 7') Double glazed window to front, radiator, wood laminate flooring

**Bathroom** Two double glazed windows to side, panelled bath with central tap, shower cubicle, pedestal wash hand basin, low level wc, tiled walls, vinyl flooring, spotlights, extractor fan

## Exterior

**Garden** Approx 70'. Patio area, mainly laid to lawn, mature borders, brick built shed, greenhouse

**Tandem Garage** 9.86m x 2.57m (32'4" x 8'5") Power and light, twin opening doors

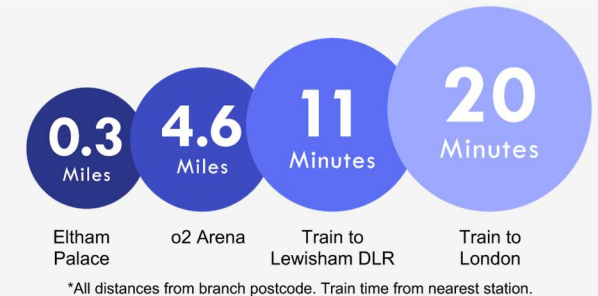
**Parking** Off street parking for several cars





## Property Location

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## 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 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.

- Council Tax: E
- EPC Rating: D

FOR MORE INFORMATION  
CONTACT US TODAY.

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