



Southend Crescent | London, SE9 2SD



Guide Price £675k to £700k

To be advised

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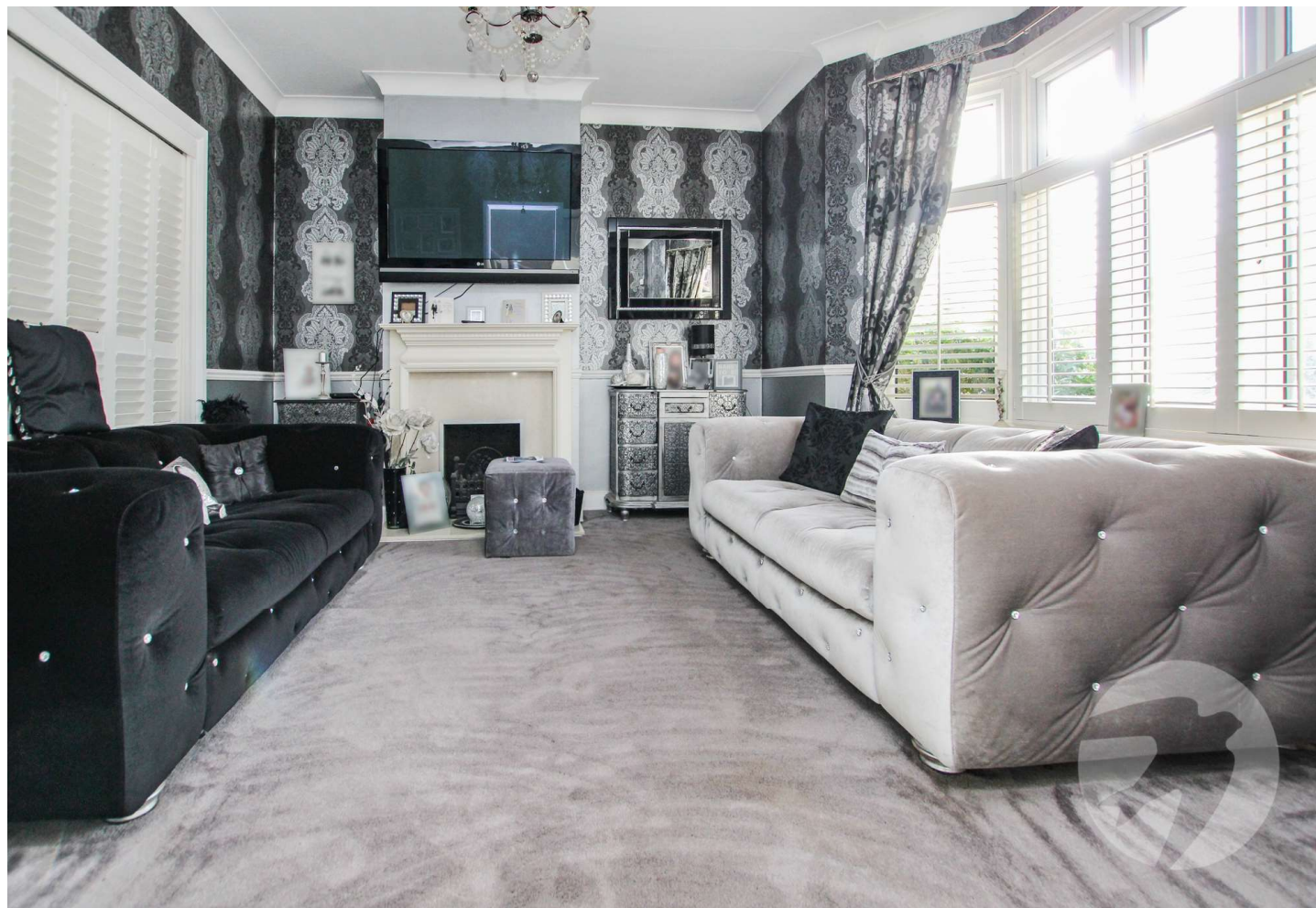


## Southend Crescent, London

Potential, chain free and location, this family home offers all three! Backing onto Avery Hill park and within a mile of Eltham station and many highly rated primary and secondary schools as well as Greenwich University. Call now to view this idyllic family property.

### Property Features

- CHAIN FREE
- Five bedrooms
- Two bathrooms
- Two reception rooms
- Ground floor WC
- Large garden





## Interior

**Entrance Porch** Door to front, double glazed windows to front and side, tiled floor

**Entrance Hall** UPVC door to front, double glazed window to front, radiator, understairs storage, laminate flooring, stairs to first floor

**Lounge** 4.37m x 4.22m (14'4" x 13'10") Double glazed bay window to front, radiator, feature fireplace, carpet

**Dining Room** 6.35m x 3.12m (20'10" x 10'3") Double glazed window to side, french doors to rear, radiator, feature fireplace, understairs storage

**Lean-to** 2.62m x 2.18m (8'7" x 7'2") Door to side, windows to side and rear, tiled floor

**Kitchen** 2.97m x 2.9m (9'9" x 9'6") Window to side, Velux window to rear, range of wall and base units with work surfaces above, stainless steel sink and drainer unit with mixer tap, integrated oven, gas hob, extractor hood, plumbing for washing machine, space for fridge/freezer, part tiled walls

**Ground Floor WC** Double glazed window to rear, low level wc, tiled floor

**Landing** Double glazed obscure window to side, stairs to second floor

**Bedroom 1** 4.24m x 4.3m (13'11" x 14'1") Double glazed bay window to front, radiator, built in wardrobes, carpet

**Bedroom 2** 3.2m x 3.1m (10'6" x 10'2") Double glazed window to rear, radiator, built in wardrobe, carpet

**Bedroom 3** 2.3m x 2 (7'5" x 6'7") Double glazed window to rear, radiator

**Shower Room** Double glazed obscured window to front, shower cubicle, vanity wash hand basin, low level wc, tiled walls and floor, extractor fan

**Bedroom 4 (second floor)** 4.42m x 2.6m (14'6" x 8'6") Two double glazed Velux windows to front, radiator, carpet, spotlights

**Bedroom 5 3.4m x 3.4m (11'0" x 11'0") (second floor)** Double glazed door to rear with Juliet balcony, radiator, carpet, spotlights

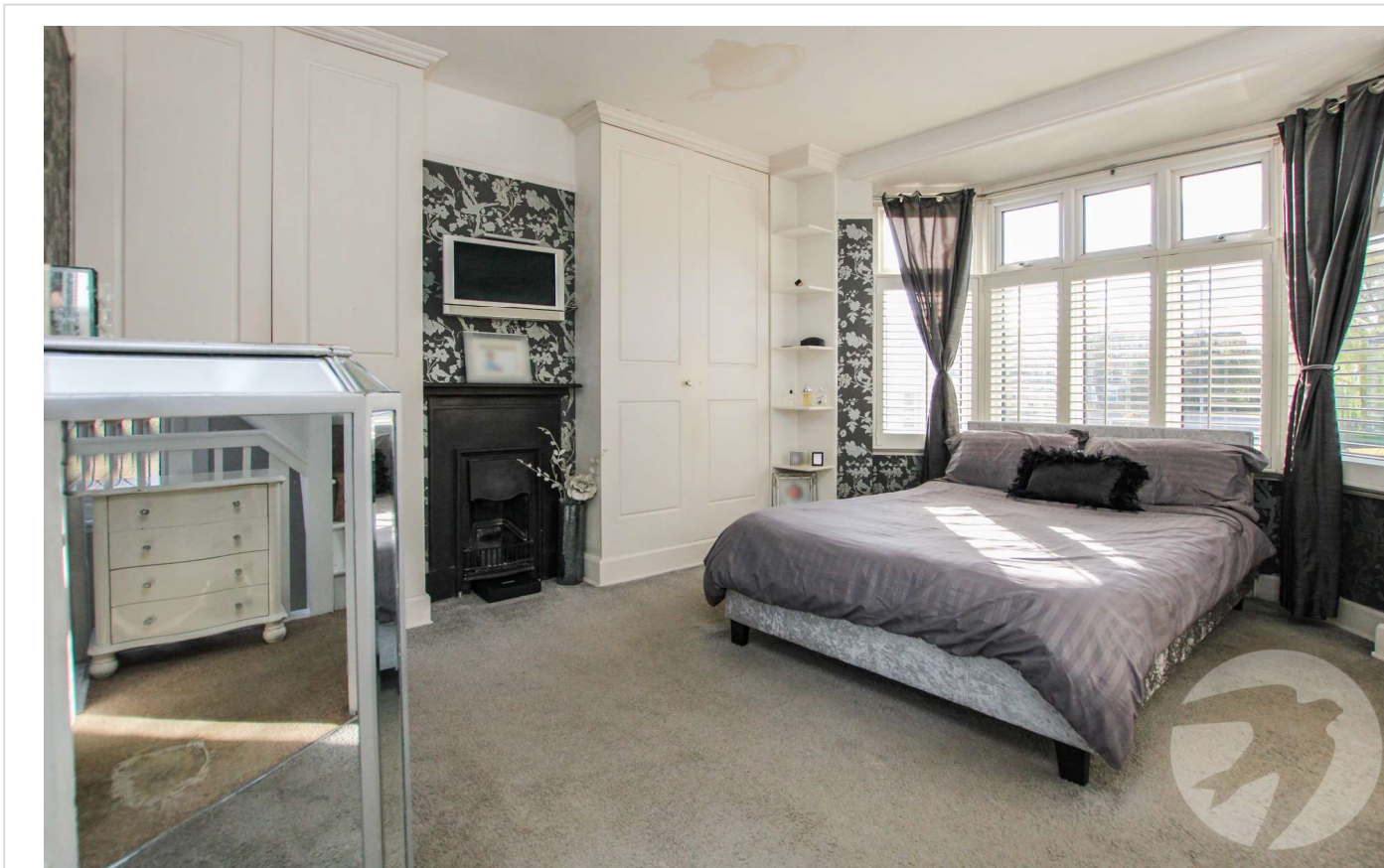
**Bathroom (second floor)** Double glazed obscured window to rear, roll top freestanding bath with mixer tap and shower above, wall mounted wash hand basin, low level wc, part tiled walls, heated towel rail, spotlights

**Garden** Approx 80'. Mainly laid to lawn, single area, planters in borders, outside tap and light, shed.

## Exterior

**Parking** Off street parking to front

**Garage** Detached to side via side gates

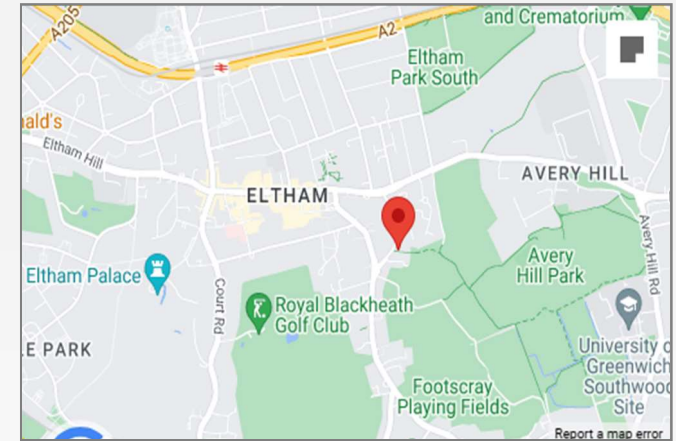






## Property Location

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\*All distances from SE9 2RL postcode. Train time from Falconwood station.

## 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.**

020 8859 9600

Robinson Jackson  
2-4 Court Yard,  
Eltham,  
London SE9 5PZ

[eltham@robinson-jackson.com](mailto:eltham@robinson-jackson.com)

