





Situated in a cul de sac facing a green and within half a mile of open space at Eltham common with extensive woodland beyond, under half a mile to both The Greenwich Free School and Halley Academy and with Christ Church, Church of England primary school just over half a mile, this substantial five bedroom semi-detached house has been extended and refurbished to a high standard and is offered with a stylishly fitted kitchen/diner with bi-folding doors leading to a sunny South Westerly facing garden. Offered with a spacious living room and three bathrooms, there is the benefit of a utility room and ground floor cloakroom. With no onward chain, the property is ready and waiting to move into. We hold keys.

ENTRANCE HALL

Composite front door, upvc window to side, understairs cupboard, radiator, laminate flooring.

LOUNGE

22' 8" x 16' 2" into recess (6.91m x 4.93m) Upvc bay window to front overlooking green, two radiators, fitted carpet.

KITCHEN/DINER

19' 5" x 15' 2" (5.92m x 4.62m) Bi-folding doors to garden, extensively fitted with white gloss units, centre island housing sink unit, granite work surfaces, 2 integrated double ovens, microwave, American style fridge/freezer, integrated dishwasher, radiator, porcelain floor tiling.

UTILITY ROOM

Wall mounted boiler, water cylinder, washing machine and dryer, porcelain flooring.

CLOAKROOM

Wc, wash basin, porcelain tiled flooring.



FIRST FLOOR

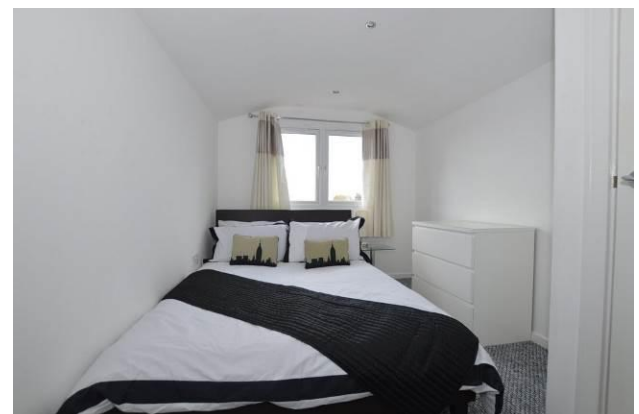
SPACIOUS LANDING

Upvc windows to front and side, radiator, fitted carpet, stairs to second floor.

BEDROOM 1

16' 2" x 12' 8" into bay (4.93m x 3.86m) Upvc bay window to front, radiator, fitted carpet, door to:-







ENSUITE SHOWER ROOM

Shower unit, pedestal wash basin, w.c, fully tiled walls, heated towel rail.

BEDROOM 2

10' 8" x 9' 4" (3.25m x 2.84m) Upvc window to rear, radiator, fitted carpet.

BEDROOM 3

11' 2" x 6' 8" into recess (3.4m x 2.03m) Upvc window to rear, radiator, fitted carpet.

BATHROOM

9' 2" x 5' 3" (2.79m x 1.6m) White suite comprising panelled bath with shower over, pedestal wash basin, wc., fully tiled walls, tiled floor.



SECOND FLOOR

LANDING

Velux window, storage area, fitted carpet.

BEDROOM 4

16' 9" x 7' 10" narrowing to 5' 5" (5.11m x 2.39m) Upvc window to rear, radiator, fitted carpet.



BEDROOM 5

8' x 7' 10" (2.44m x 2.39m) Upvc window to rear, radiator, fitted carpet.

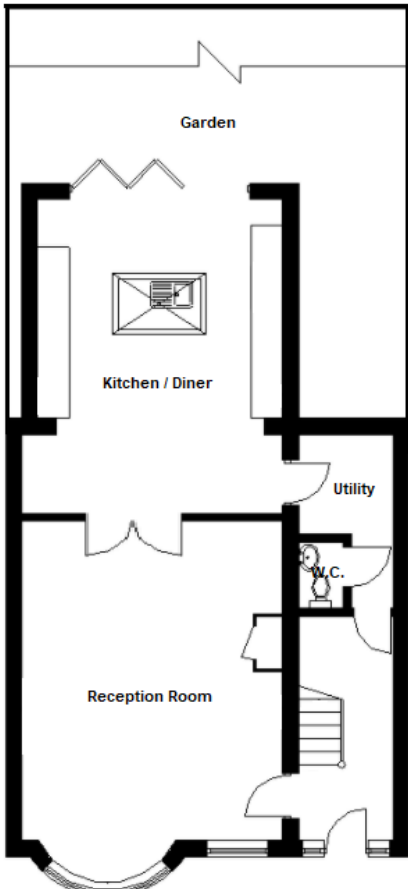
BATHROOM

White suite comprising panelled bath, wash basin, w.c, heated towel rail, tiled floor.

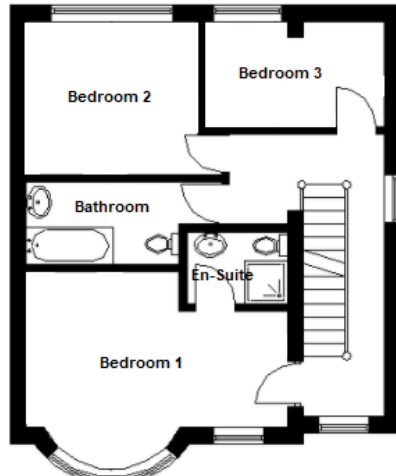
OUTSIDE

The sunny South Westerly rear garden measures approximately 39', lawned with paved patio, outside light and tap.

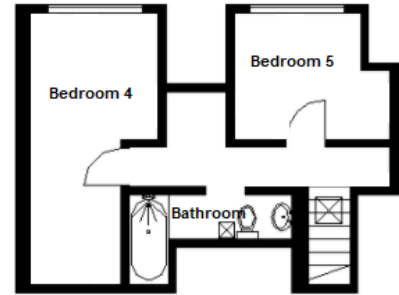
Block paved frontage providing parking.



Ground Floor



First Floor



Second Floor

Broad Walk, Kidbrooke, SE3

Approximate Gross Internal Area = 159.2 sq.m. / 1714 sq.ft.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.