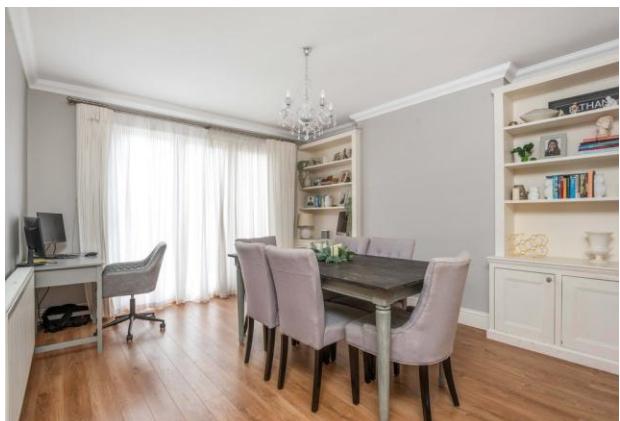


AVERY HILL ROAD, ELTHAM SE9
GUIDE PRICE £975,000





In an enviable location overlooking acres of parkland at Avery Hill, this splendid four bedroom semi-detached house has had no expense spared throughout, with a loft conversion providing a suite of rooms including the master bedroom with Juliet balcony. Extended to the ground floor to provide a stunning kitchen with bi-fold doors, three reception rooms, utility room and cloakroom there are three larger than average double bedrooms to the first floor along with a family bathroom. Tastefully decorated throughout, there is an attached garage and the rear garden measures approximately 83'. Situated within a few hundred yards of local shops and Stationers Crown Woods Academy, both Falconwood and New Eltham stations are about a mile away. With more than ample parking this is a smashing, exceptionally spacious family home in a central location, ready and waiting to move into.

PORCH

SPACIOUS ENTRANCE HALL

24' 1" longest point x 8' 9" widest point (7.34m x 2.67m)
Leaded light windows to front and side, understairs
cupboard, radiator, dog leg staircase with fitted carpet
engineered oak flooring.

LOUNGE

20' 1" into bay x 12' 6" into recess (6.12m x 3.81m)
Double glazed bay window to front, wooden fire
surround with cast iron inset and marble hearth, two
radiators, engineered oak flooring.

DINING ROOM

15' 4" x 12' 5" into recess (4.67m x 3.78m) Bi-folding
doors to garden, built in shelving and storage cupboards
to recesses, radiator, engineered oak flooring.

RECEPTION 3

13' 9" x 8' 9" (4.19m x 2.67m) Double glazed French
doors to garden, radiator, engineered oak flooring, open
plan to:-

KITCHEN

16' 1" x 13' 7" (4.9m x 4.14m) Double glazed French
doors to garden, white gloss wall and base units with
marble work surfaces, central island and breakfast bar
with inset sink and mixer tap, 6 ring hob with marble
splashback and stainless steel chimney hood, 'Siemens'
double oven, integrated dishwasher and fridge freezer,
radiator, engineered oak flooring, door to:-



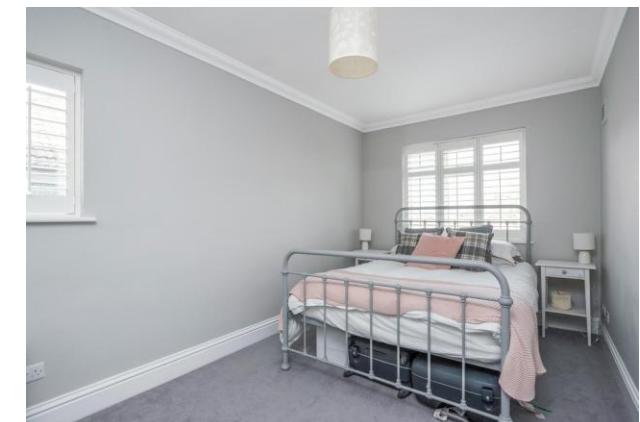
UTILITY ROOM

13' 9" x 5' 7" (4.19m x 1.7m) Window to side,
worksurface with stainless steel sink unit,
space for washing machine and tumble dryer,
engineered oak flooring, door to garage.

CLOAKROOM

Wash basin and w.c.







FIRST FLOOR LANDING

BEDROOM 2

20' 3" x 12' 5" (6.17m x 3.78m) Double glazed bay window to front, radiator, fitted carpet.

BEDROOM 3

15' 9" x 12' 6" into recess (4.8m x 3.81m) Double glazed window to rear, radiator, fitted carpet.

BEDROOM 4

16' 9" x 8' 8" (5.11m x 2.64m) Double glazed windows to rear and side, radiator, fitted carpet.

BATHROOM

8' 9" x 8' 8" (2.67m x 2.64m) Double glazed window to front, tiled panelled bath with mixer tap and shower attachment, wash basin, shower unit with dual shower heads, heated towel rail, part tiled walls, tiled flooring.

SEPARATE WC

Double glazed window to side, w.c, tiled flooring.

2ND FLOOR LANDING

BEDROOM 1

31' 7" narrowing to 23' 5" x 11' 5" (9.63m x 3.48m) Three velux windows, double glazed French doors to Juliet balcony, eaves storage, radiator, fitted carpet, doors to walk in wardrobe and en-suite bathroom.



EN-SUITE BATHROOM

11' 2" narrowing 6' 5" x 8' 8" (3.4m x 2.64m) Velux window to front, egg shell free standing bath with mixer tap and shower attachment, wash basin with storage under, walk in shower with dual shower heads, heated towel rail, tiled flooring.

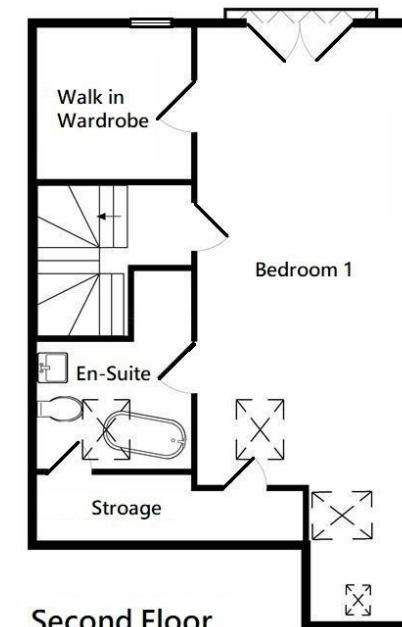
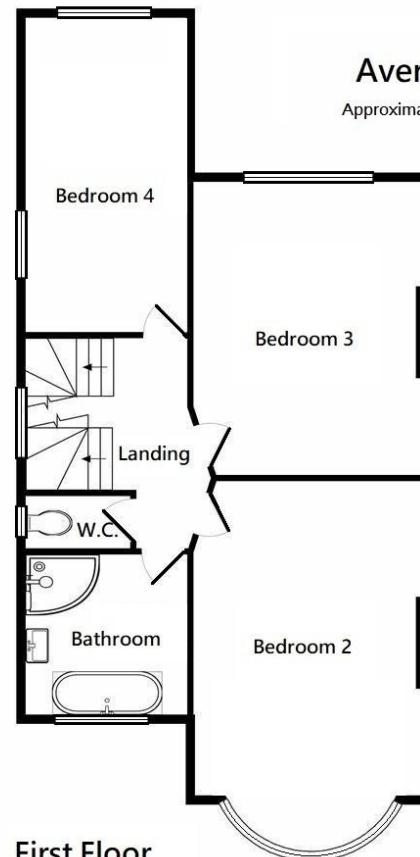
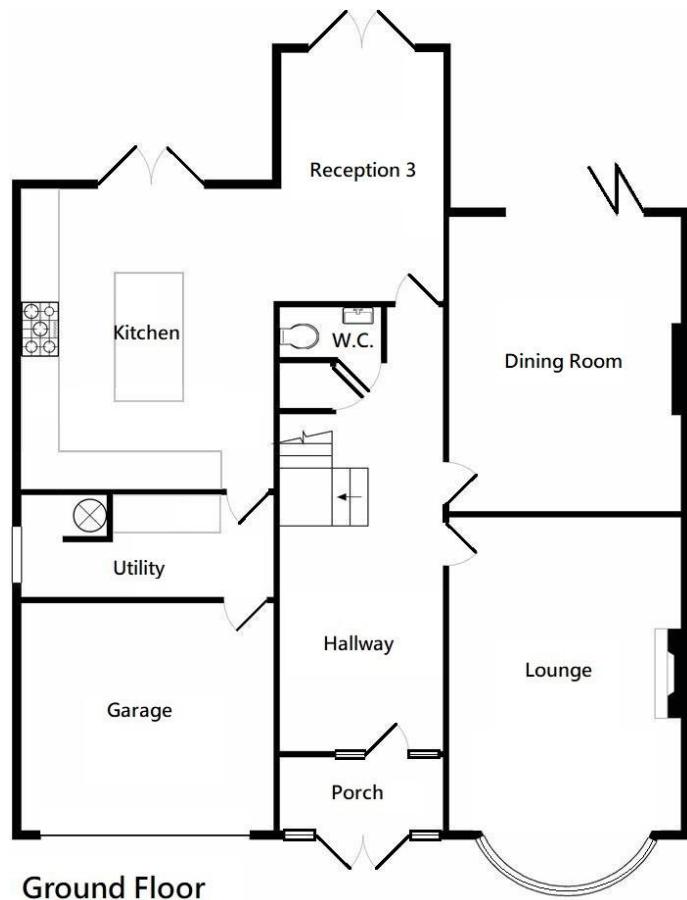
WALK IN WARDROBE

8' 8" x 8' 3" (2.64m x 2.51m) Double glazed window to rear, built in wardrobes, fitted carpet.

OUTSIDE

The rear garden measures approximately 83' x 36', patio area, laid to lawn with established shrub borders.

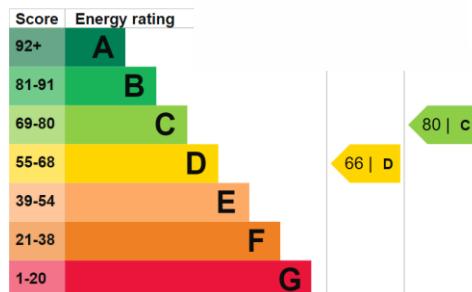
Double gates lead to own driveway with parking for 2 cars and attached garage 13' 7" x 12' 3" with power and light.



Avery Hill Road, Eltham SE9

Approximate Gross Internal Area = 2616 sq.ft / 243.0 sq.m

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.



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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.