





Situated within sought-after Eltham Park, with endless parkland and ancient woodland close to hand this substantial, purpose built 5 bedroom Edwardian semi has a wealth of original features. In a highly regarded road with a variety of popular shops and cafes within a few hundred yards at Westmount Road, this well presented Corbett house has the benefit of two spacious living rooms, kitchen and utility room. With a recently fitted wetroom to the ground floor with underfloor heating, there are 5 bedrooms to the first floor (5th bedroom currently used as a dressing room) and a bathroom. With a spacious entrance hall and well established 85' rear garden there is off street parking for two vehicles. Conveniently located within half a mile of a number of sought-after primary schools and Eltham station, this, we feel is a super family home, ready and waiting to move into and enjoy with no onward chain. Take a look!

SPACIOUS ENTRANCE HALL

Front door and side panels with coloured leaded lights, double glazed windows to front and side window with coloured leaded lights, original ceiling rose and cornice, picture rail and dado rail, original banister, understairs cupboard with stairs leading to cellar, radiator, wood strip flooring.

LOUNGE

15' 5" plus recess x 14' 2" into bay (4.7m x 4.32m) Double glazed bay window to front, original ceiling rose and cornice, marble fireplace with ornate cast iron and tiled inset and gas coal effect fire, custom made cabinets to recesses, picture rail and dado rail, radiator, wood strip flooring.

DINING ROOM

15' 9" x 10' 3" plus recess (4.8m x 3.12m) Double glazed French doors and side windows to garden, original ceiling rose and cornice, cast iron fire surround, picture rail, two radiators, built in cabinet to recess, wood strip flooring.

KITCHEN

10' 2" x 9' 7" (3.1m x 2.92m) Fitted wall and base units, built in double oven, 1.5 bowl stainless steel sink unit, space for dishwasher, part tiled walls, breakfast bar, radiator, picture rail, strip wood flooring, part glazed door to garden, opening to:-

UTILITY ROOM

8' 2" x 5' 8" (2.49m x 1.73m) Double glazed window to rear, fitted wall and base units, space for white goods,



built in induction hob and hood over, stainless steel sink unit, wall mounted boiler, part tiled walls, vinyl flooring.

WETROOM

7' 4" x 5' 2" (2.24m x 1.57m) Shower unit and screen, wash basin with storage under, wc, fully tiled walls, heated towel rail, tiled floor with underfloor heating.







FIRST FLOOR

LANDING

Loft access via retractable ladder, skylight, original doors, fitted carpet.

BEDROOM 1

14' 5" into bay x 12' 6" plus recess (4.39m x 3.81m) Double glazed bay window to front, original marble fire surround with ornate cast iron and tiled inset, built in wardrobes to recesses, picture rail, radiator, fitted carpet.

BEDROOM 2

13' 6" x 10' 7" plus recess (4.11m x 3.23m) Double glazed window to rear with panoramic view, original cast iron fire surround, picture rail, built in cupboard and wardrobe to recesses, radiator, fitted carpet.

BEDROOM 3

11' 3" x 10' 2" (3.43m x 3.1m) Double glazed window to rear with panoramic views, radiator, fitted carpet.

BEDROOM 4

9' 5" x 8' 5" (2.87m x 2.57m) Double glazed window to front, original cast iron fire surround, picture rail, fitted wardrobe, radiator, fitted carpet.

DRESSING ROOM/STUDY

9' 11" x 3' 11" to fitted wardrobes (3.02m x 1.19m) Double glazed window to rear with panoramic views, fitted wardrobes to one wall, built in shelving, laminate flooring.

BATHROOM

7' 6" x 6' at widest points (2.29m x 1.83m) Two windows to side, white suite comprising panelled bath with mixer tap and hand shower, wash basin, wc, fully tiled walls, radiator, vinyl flooring.

OUTSIDE

The rear garden measures approximately 85' x 34', extensive block paved patio with outside tap and lighting, gated side access, wide shallow steps leading down to the well stocked flower and shrub borders and beds, various trees, paved pathways and small lawned areas, two timber sheds

Front garden with retaining wall and flower beds

Paved frontage with parking for 2 cars

Preliminary detail - awaiting validation

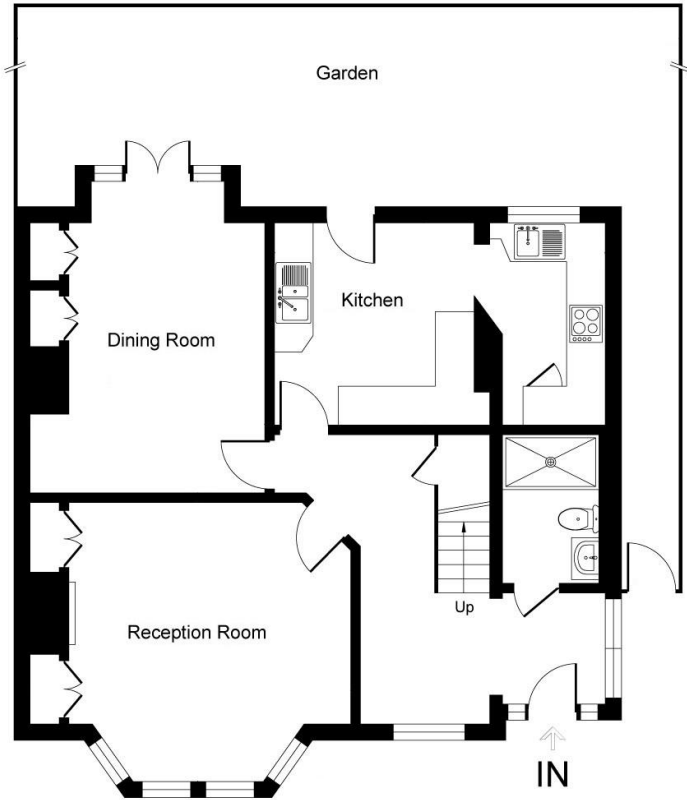
Tenure: Freehold

Council tax band: F

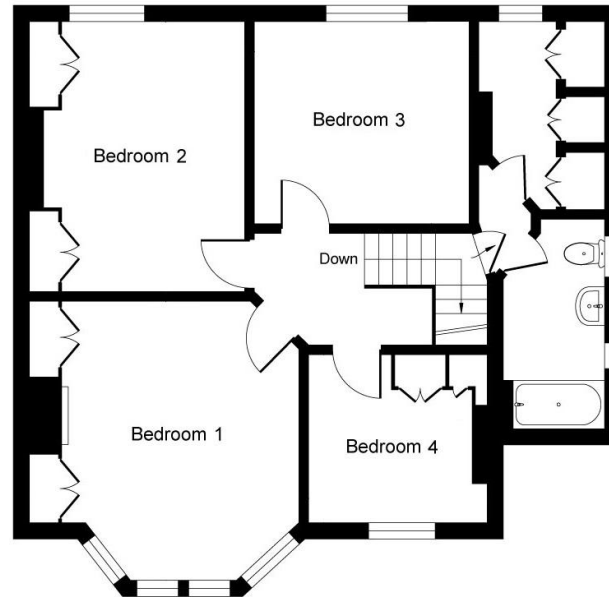


Eltham Park Gardens, SE9

Approximate Gross Internal Area = 141 sq m / 1516 sq ft



Ground Floor



First Floor

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.

Produced by Planpix

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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