





A beautifully presented, extremely light and airy, three bedroom semi-detached house within sought-after Eltham Heights. Extended to the ground floor to provide a spacious 3rd living room with bi-folding doors to the sunny Westerly-facing garden, the property benefits from good sized bedrooms with built in wardrobes to the two larger bedrooms. With stylish fixtures and fittings including to the family shower room and en-suite shower, there are integrated appliances to the kitchen and utility room. With tasteful décor and some original features including panelling to the spacious entrance hall, there is an integrated garage, 75' Westerly-facing garden with useful summerhouse (built around 2020) and ample parking provided by own driveway. Situated within a quarter of a mile Stationers' Crown Woods academy, extensive green space at Avery Hill park and a variety of shops and food outlets at Bexley Road, Falconwood station and Oxleas Woods are within half a mile.



## COMPOSITE FRONT DOOR

### SPACIOUS ENTRANCE HALL

15' 9" x 9' at widest points (4.8m x 2.74m) Upvc leded light window to front, wood panelling to picture rail height, radiator, laminate flooring.

### RECEPTION 1

18' 4" into bay x 12' 1" into recess (5.59m x 3.68m) Upvc leded light bay window to front, Limestone fire surround with gas log effect fire with remote control, radiator, laminate flooring.

### RECEPTION 2

15' 11" x 11' 10" (4.85m x 3.61m) Limestone fire surround with gas log effect fire with remote control, radiator, laminate flooring, open plan to:-

### RECEPTION 3

18' 9" x 11' 10" (5.72m x 3.61m) Bi-folding doors to the garden, Upvc windows to side and rear, radiator, laminate flooring, through to:-

### KITCHEN

11' 8" x 9' 1" (3.56m x 2.77m) Upvc window to side, range of wood fronted wall and base units, built in microwave, Rangemaster cooker with cooker hood,



integrated fridge and freezer, door to:-

### UTILITY ROOM

7' 3" x 6' 7" (2.21m x 2.01m) Upvc window to rear, range of fitted units, integrated dishwasher, space for washing machine and tumble dryer, 1.5 bowl sink unit, larder cupboard, cupboard housing boiler (installed 2021), electric wall heater, tiled floor, composite door to garden.







### **GROUND FLOOR CLOAKROOM**

Upvc window to side, wc., wash basin, radiator, part tiled walls and tiled floor.

### **FIRST FLOOR**

#### **LANDING**

Upvc picture window to side, picture rail, radiator, fitted carpet.

#### **BEDROOM 1**

16' x 9' 6" to wardrobes (4.88m x 2.9m) Upvc window to rear, range of fitted wardrobes to one wall, radiator, fitted carpet.

#### **ENSUITE SHOWER ROOM**

Upvc window to rear, double shower unit with rain shower head and smaller shower, wash basin with fitted storage, wc with concealed cistern, radiator, part tiled walls, tiled floor with underfloor heating.

#### **BEDROOM 2**

16' into bay x 9' 9" to wardrobes (4.88m x 2.97m) Upvc leaded light bay window to front, range of fitted wardrobes to one wall, radiator, picture rail, fitted carpet.

#### **BEDROOM 3**

11' x 8' 3" (3.35m x 2.51m) Upvc window to front with leaded lights, radiator, eaves storage cupboard, fitted carpet.

### **SHOWER ROOM**

8' 7" x 5' 9" (2.62m x 1.75m) Upvc window to side, double shower unit, wash stand with inset basin, marble surround, wc with concealed cistern, heated towel rail, fitted cupboard, part tiled walls, tiled floor with underfloor heating.

### **OUTSIDE**

The sunny Westerly facing rear garden extends to 75' x 35', laid to lawn, established flower and shrub borders, paved patio with two sun canopies, outside light and tap, gated side way with plenty of space for storage.

Summerhouse: 17' x 12' 7", power and light, laminate flooring, insulated roof and flooring, tilt and turn upvc windows, French doors, outside lights.

Integrated garage: 15' x 7' 6", power and light, up and over door, pedestrian door to garden.

Paved driveway with parking for up to three vehicles

Front garden: laid to lawn, flower and shrub borders.

Council Tax band: F - £2,773.85

Tenure: Freehold



# Riefiled Road, SE9

Total area: Approx. 1891.1 sq. feet (175.6sq metres)



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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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