



Eltham SE9  
£475,000

**jdm**  
ESTATE AGENTS

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**Description:**

If you are looking for a house with potential and to be convenient for the train station, then this 3 bed semi detached property could be just the home for you. Eltham Station with its excellent links into town is literally a stones throw down the road with London Bridge only taking from 18 minutes.

The house itself needs some TLC, but can be made into a comfortable family home and allows the incoming purchaser to update and re-decorate to their own taste and specification. The garden similarly needs some attention, but is a good size for a family to enjoy. Eltham High Street, is only 0.3 miles and has a large range of shops including a Marks & Spencer.

There are further shops in the other direction just the other side of the station which also has a refurbished Co-op which is even nearer if you run out of milk. There is just across the road Well Hall Pleasance, an attractive park with the historic Tudor Barn.

**Travel Times from Eltham Station:**

London Bridge from 18 minutes

Charing cross from 26 minutes

Cannon Street from 26 minutes

Lewisham from 10 minutes to connect to the DLR



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**Directions:** From Eltham Train Station turn left onto Well Hall Road and the house is just a few doors along on the left.

**Tenure:** Freehold

**Council Tax Band:** D - £1279.91

**Local Authority:** Royal Borough of Greenwich

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**Room Dimensions:**

Ground Floor	
Hall	
Kitchen	14'7 x 9'7
Lounge	13'5 x 13'0
Dining Room	13'0 x 10'11
First Floor	
Bedroom 1	13'0 x 12'11
Bedroom 2	12'11 x 13'1
Bedroom 3	9'5 x 7'6
Family Bathroom	
Garden	97'5 x 24'8



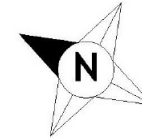
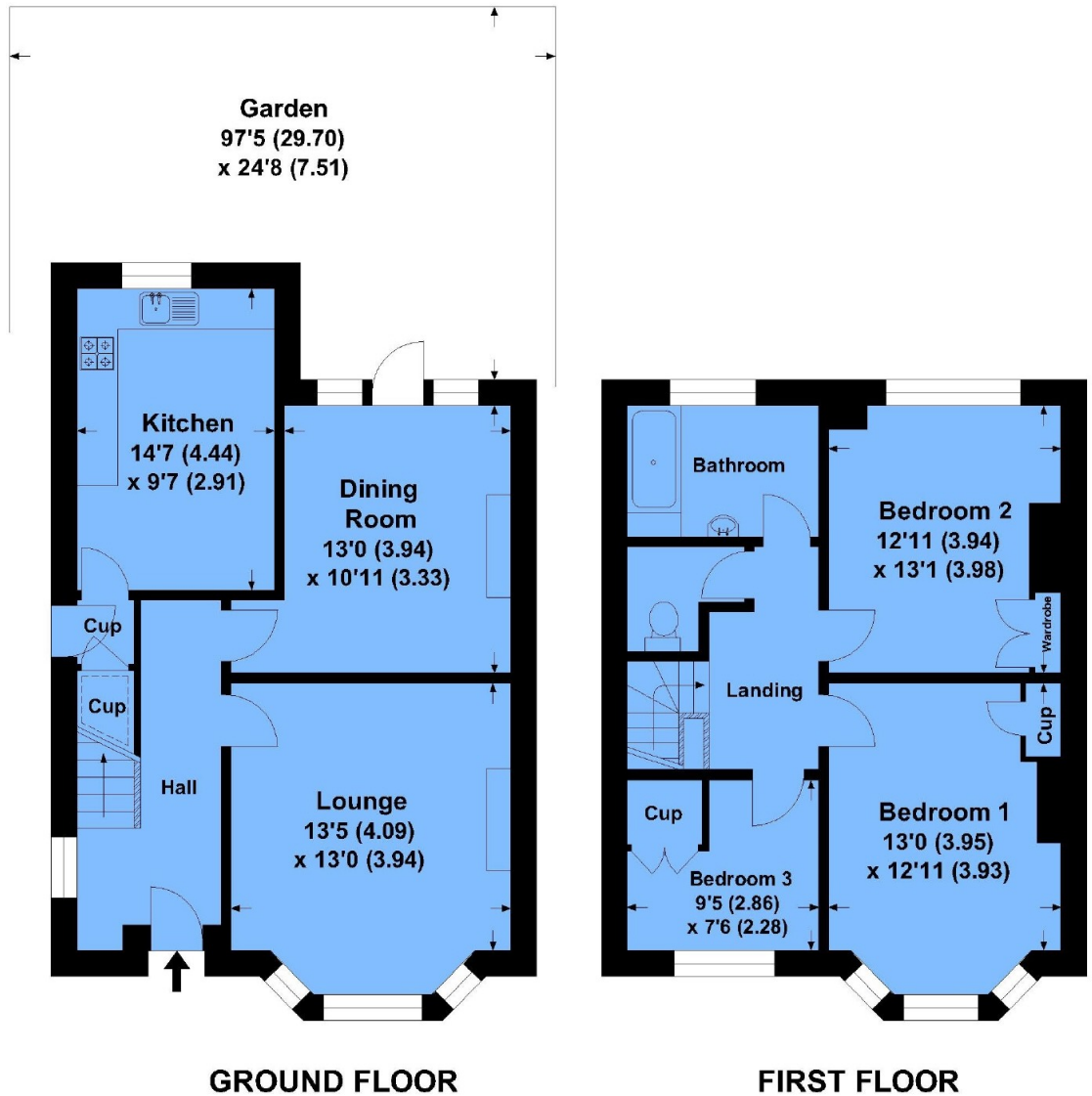
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			
	77		71
41		34	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

Please contact the branch for a complete copy of the EPC document



# Well Hall Road

APPROX. GROSS INTERNAL FLOOR AREA 1181.64 SQFT / 109.77 SQM



This is for guidance only, not to scale and must not be relied upon as a statement of fact.  
Attention is drawn to the notice on these particulars.

#### IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

**jdm Blackheath Village**

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