



Eltham SE9
£560,000

jdm
ESTATE AGENTS

Description:

A great family home in a sought after location which offers scope for extension. What more could you want in a home! This 3 bedroom larger style chalet property is situated in the cul de sac part of Eltham Park Gardens and its back garden has its own gate into Eltham Park. This part of the park is ideal for tobogganing (when it snows) as there is a good hill, which is also a good vantage point across the London skyline. Its also ideal for dog walking or just getting out for some fresh air as Eltham Park adjoins Oxleas Woods, which in turn leads up to Severndroog Castle.

The house has been well maintained by the current owner with a modern kitchen and downstairs shower room. There is off street parking and where the old garage used to be is now a really good size Summerhouse. As mentioned other similar style properties have had a first floor extension, subject of course to gaining the necessary planning consents, giving additional upstairs bedrooms and bathroom.

For those needing to commute Eltham Station is about half a mile, with its excellent links into town, and Eltham High Street is just under a mile and there is a parade of local shops nearby in Westmount Road.

This style of property rarely comes to the market, especially as there are not many in this area, so an early viewing is recommended.

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

Directions: From Eltham Station, if you proceed along Well hall Road heading north, take the first right into Dunvegan Road. Continue straight over at two junctions and the house is on the left hand side.

Tenure: Freehold

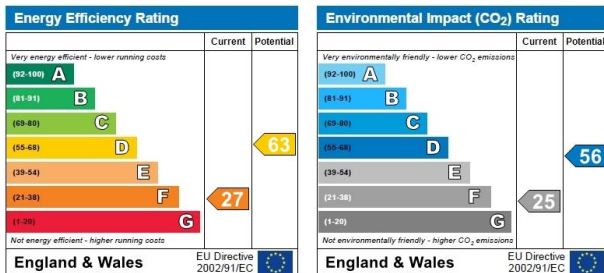
Council Tax Band: E - £1564.33

Local Authority: Royal Borough of Greenwich



Room Dimensions:

Ground Floor	
Hall	
Kitchen	13'6x 10'1
Lounge	17'4 x 13'0
Dining Room	13'8 x 13'0
Bedroom 3/Study	10'10 x 10'1
Shower Room	
Garden	73'6 x 32'3
First Floor	
Bedroom 1	15'7 x 14'3
Bedroom 2	13'7 x 10'5
Family Bathroom	



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



Eltham Park Gardens

APPROX. GROSS INTERNAL FLOOR AREA 1323.09 SQFT / 122.92 SQM.



GROUND FLOOR

FIRST FLOOR

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.

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