



New Eltham SE9
£330,000

jdm
ESTATE AGENTS

Description:

Coming to the market for the first time we are pleased to offer this spacious three bedroom house which has been occupied by the same family since it was built in 1952.

Features include double glazing, a good sized square kitchen which is fitted with a range of wall and base units, a spacious lounge and a separate dining room which is open plan to the lounge. Upstairs are three bedrooms and a bathroom. To the rear is a pleasant garden and there is parking to the front.

Situated conveniently for local schools and buses with Chislehurst High Street being a mile away an early viewing of this end of chain property is recommended.



Directions: From Chislehurst High Street proceed up Red Hill which becomes White Horse Hill. Turn right into Beanshaw and right again into Crockham Way. Lambarde Avenue is on the left.

Tenure: Freehold

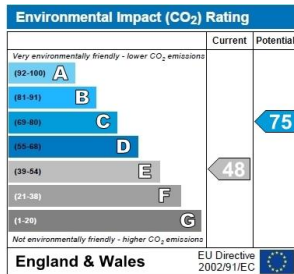
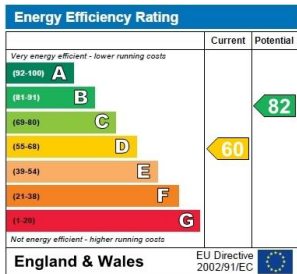
Council Tax Band: D £1,275.91

Local Authority: Royal Borough of Greenwich



Room Dimensions:

Entrance Hall	
Lounge	14'7 x 12'
Dining Room	10'7 x 8'6
Kitchen	12'1 x 10'6
Rear Lobby	
Cloakroom	
First Floor Landing	
Bedroom 1	12' x 11'10
Bedroom 2	11'10 x 10'7
Bedroom 3	8'10 x 8'9
Bathroom	
Outside	
Garden	56'8 x 24'5

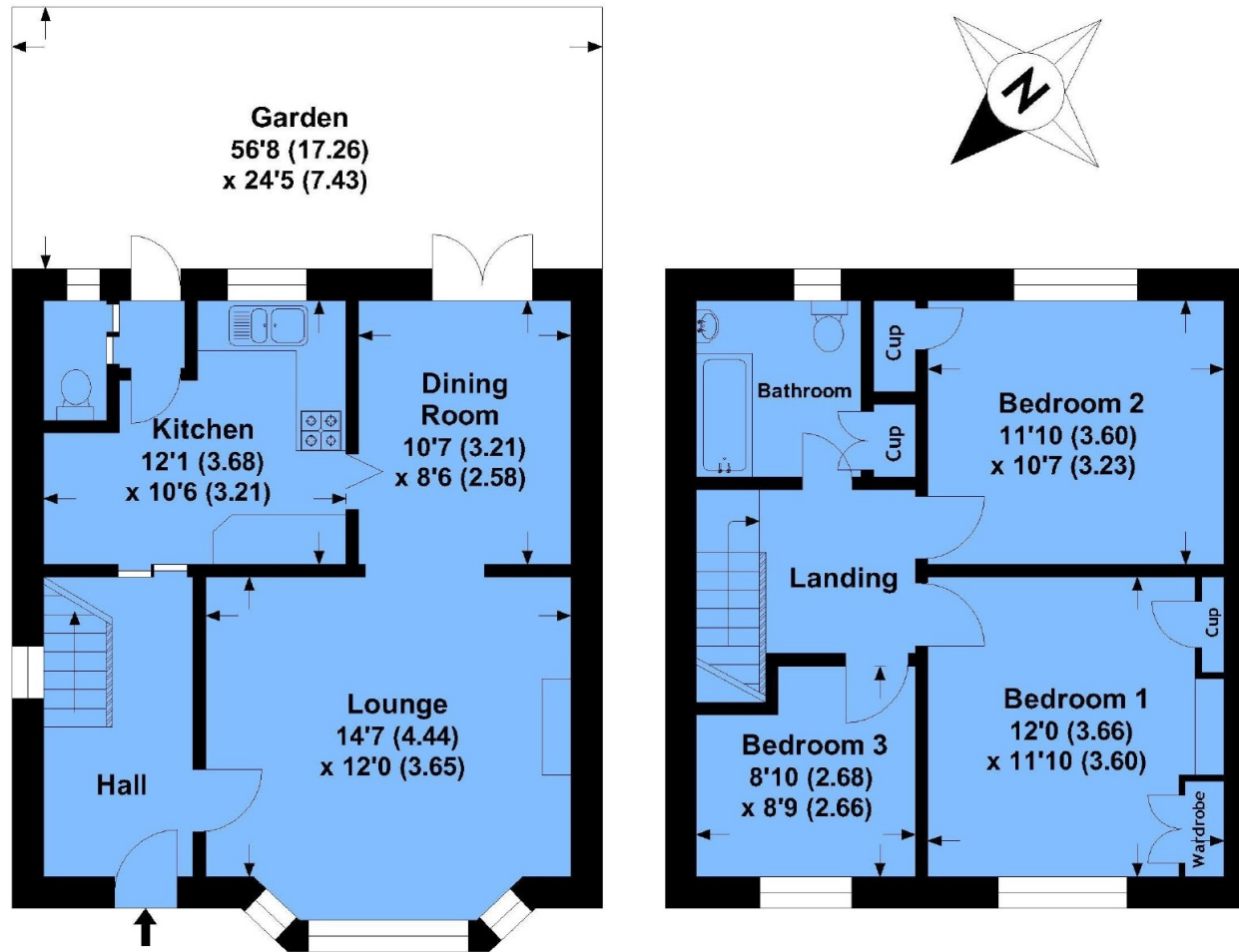


Please contact the branch for a complete copy of the EPC document



Lambarde Avenue

APPROX. GROSS INTERNAL FLOOR AREA 983.48 SQ FT / 90.36 SQ M.



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.

jdm Chislehurst

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