





## **Description:**

Fabulous New Build Home at Avery Heights - With two and a half floors of versatile accommodation this brand new 4 bedroom house is an ideal choice for families looking for extra space.

The entrance hallway leads to a contemporary kitchen/ breakfast room and a living/dining room with French doors to the private garden at the rear. A cloakroom and two storage cupboards complete the ground floor. A master bedroom boasting an en suite shower room, a second bedroom with a Juliet balcony and a good sized fourth bedroom can be found on the first floor. A main bathroom and a separate study complete the first floor layout. Bedroom 3 occupies the entire top floor and features a vaulted ceiling and an en suite shower room, ideal for guests.

To the rear is a pleasant garden with a sunny southerly aspect. To the side is a garage with a driveway to the front providing ample parking. The energy conscious buyer will be pleased to note the solar panels on the rear roof.

The location is excellent being within 0.75 of a mile of New Eltham station and local shops. Viewing of this end of chain property is essential to avoid disappointment.

<u>Directions:</u> From New Eltham Station proceed down Footscray Road and turn right into Southwood Road. At the end go straight across Fiveways into Green Lane. Turn left into Montbelle Road and Frompton Terrace is down on the right hand side opposite the turning to Felhampton Road..

**Tenure:** Freehold

Council Tax Band: TBA

Local Authority: London Borough of Greenwich

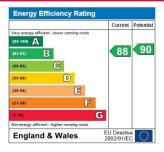






Room Dimensions:	
Entrance Hall	
Cloakroom	
Lounge/Dining Room	16'2 x 12'6
Kitchen/Breakfast Room	12'3 x 11'2
First Floor Landing	
Master Bedroom	16'2 x 10'11
Ensuite Shower Room	
Bedroom 3	16'3 x 8'5
Bedroom 4	9'1 x 8'11
Bedroom 5	7' x 5'3
Bathroom	
Second Floor Landing	
Bedroom 2	16'4 x 15'9
Ensuite Shower Room	
Outside	
Garage	16'4 x 8'8
Garden	34' x 31'11









## Frompton Terrace

APPROX. GROSS INTERNAL FLOOR AREA 1336.33 SQFT / 124.15 SQM.INC GARAGE.



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.



