



Court Road, Eltham, SE9

£775,000



- 1930's Semi-detached extended house
- Six bedrooms and three bathroom
- Three reception rooms and Cinema Room
- 31ft Summer House
- Ample off-street parking
- Approx. 108ft Rear Garden

IMPORTANT NOTE TO PURCHASERS: xpert agents endeavour to make sales particulars as accurate and reliable as possible, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by xpert agents and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

Xpert Agents are proud to offer this beautifully presented six bedroom 1930's semi-detached house located conveniently for Eltham College and within easy reach to Mottingham BR station. The current owners have extended the property to offer a spacious and all round pleasing living accommodation. This house would be idea for that growing family as accommodation comprise six bedrooms, three reception rooms and study, kitchen/breakfast room with bi-folding doors into the rear garden, family bathroom, downstairs shower and en suite. Outside boasts ample off street parking to the front and approx 108ft rear garden including a BBQ area and summer house with power and lighting. Call today to arrange your viewing 01843 808088.

Entrance

Entrance via Wooden glazed doors to:

Hall

Coving, downlights, under stairs cupboard, oak flooring, stairs to first floor. Doors to:

Lounge 5.03m (16' 6") x 4.04m (13' 3")

Double glazed window to front, feature fireplace, coving, ceiling rose, tiled flooring, radiator.

Study 3.58m (11' 9") x 2.34m (7' 8")

Double glazed window to front, radiator, laminate wood effect flooring.

Shower Room 2.31m (7'7") x 4.04m (13'3")

Double glazed window to side, fully tiled suite consisting shower cubicle, low level w.c, pedestal wash hand basin and towel rail.

Dining Room 4.88m (16' 0") x 3.66m (12' 0")

Double glazed obscure window to side, oak flooring, coving, downlights, radiator, opening to:

Reception 3 4.22m (13'10") x 3.63m (11'11")

Double glazed window to rear, coving, ceiling rose, two radiators, oak flooring.

Kitchen/ Breakfast Room 7.98m (26' 2") x 3.38m (11' 1")

Double glazed bi-folding doors opening out to rear garden. A bright and spacious kitchen with a range of matching wall and base units with granite work surface over, feature Centre Island, inset one and half bowl unit, space for Range cooker, tiled splash back, space and plumbing for dishwasher and washing machine. Coving, downlights and tiled flooring.

First Floor

Landing

Coving, downlights, radiator, carpet, stairs to second floor. Doors to:

Bedroom One 5.16m (16'11") x 4.17m (13'8")

Double glazed bay window to front, built-in wardrobes, coving, radiator, oak flooring.

Bedroom Two 4.22m (13'10") x 3.43m (11'3")

Double glazed French doors overlooking rear garden, built-in wardrobes, coving, downlights, radiators, fitted carpet.

Bedroom Three 4.42m (14'6") x 3.05m (10'0")

Double glazed window to front, built-in wardrobes, coving, radiator and laminate wood effect flooring.

Bedroom Four 2.97m (9'9") x 2.39m (7'10")

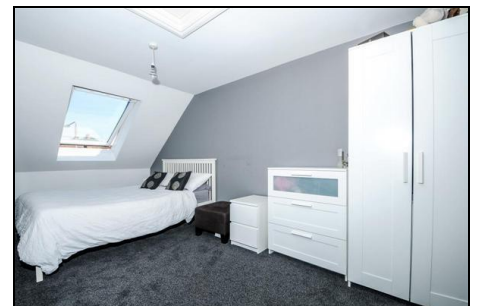
Double glazed window to side, coving, radiator, fitted carpet.

Bedroom Five 2.34m (7'8") x 2.29m (7'6")

Double glazed window to rear, coving, fitted carpet.

Bathroom 2.62m (8'7") x 2.26m (7'5")

Two obscure double glazed windows to rear, three piece white bathroom suite comprising panelled bath with shower attachment over, low level W.C, hand wash basin, fully tiled.



Second Floor

Cinema Room 6.60m (21'8") x 5.79m (19'0")

Two double glazed windows to rear and two velux windows to front, fitted carpet and radiator.

Kitchen Area - Matching base units with stainless steel sink unit, electric hob, space and plumbing for washing machine, tiled effect laminate flooring.

Bedroom Six 5.18m (17'0") x 3.33m (10'11")

Velux window to front, cupboard, radiator, fitted carpet.

En-suite 2.34m (7'8") x 1.30m (4'3")

Double glazed window to rear, shower, low level W.C, hand wash basin, towel rail, fully tiled.

Outside

Parking

Ample off-street parking to front of house

Rear Garden

Approx. 108ft. Mainly laid to lawn, paved patio area, decked area leading into Summer house.

BBQ Area - Granite work surface with built-in stainless steel barbecue and hob.

Summer House 9.45m (31'0") x 6.10m (20'0")

Dual aspect windows to front and sides. Built-in bar area, spotlights. Laminate wood effect flooring, Power and lighting.

Energy Performance Certificate

