



ROSS WAY, ELTHAM, LONDON, SE9 6RL
£575,000 FREEHOLD

A SUPERB AND RECENTLY REFURBISHED, THREE BEDROOM HOUSE WITH A LARGE LOFT ROOM, CONSERVATORY, LANDSCAPED GARDEN AND A DETACHED ANNEX LOCATED ON A QUIET RESIDENTIAL ROAD IN ELTHAM AND SOLD CHAIN FREE.

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DESCRIPTION:

The property is in very good decorative order with tiled and wood flooring, gas fired central heating with feature radiators and under floor heating to the ground floor and double glazed windows.

The accommodation comprises; a large reception room, an attractive modern kitchen with integrated appliances and breakfast bar, conservatory and a large family bathroom with separate shower and corner bath. Upstairs are three bedrooms including a generous master with built in wardrobes and a large, boarded loft room with built in storage. Outside are good-sized front and back gardens with artificial grass for low maintenance and a detached annex, complete with a shower room and kitchenette.

This is a great home and viewing is a must! The property is sold chain free.

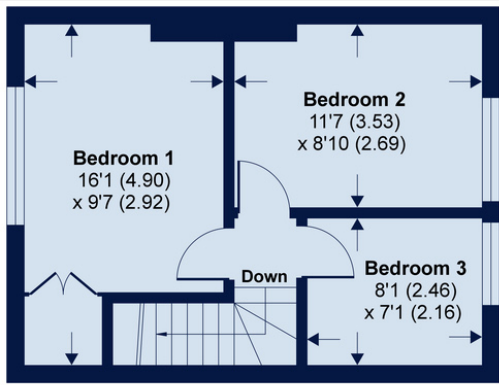
The property is conveniently located close to local shops and amenities and is only 960 metres from Eltham mainline station and is just 20 minutes to London Bridge with trains also running to Charing Cross, Victoria and Cannon Street. Close by are several bus routes with easy access to central Greenwich, North Greenwich tube station and The O2. Eltham High Street has undergone substantial investment over the past few years with shops, bars, restaurants, farmers market and Cinema. There are two good primary schools within 5 mins walk of the property and it is close to the popular Thomas Tallis secondary school.

AT A GLANCE

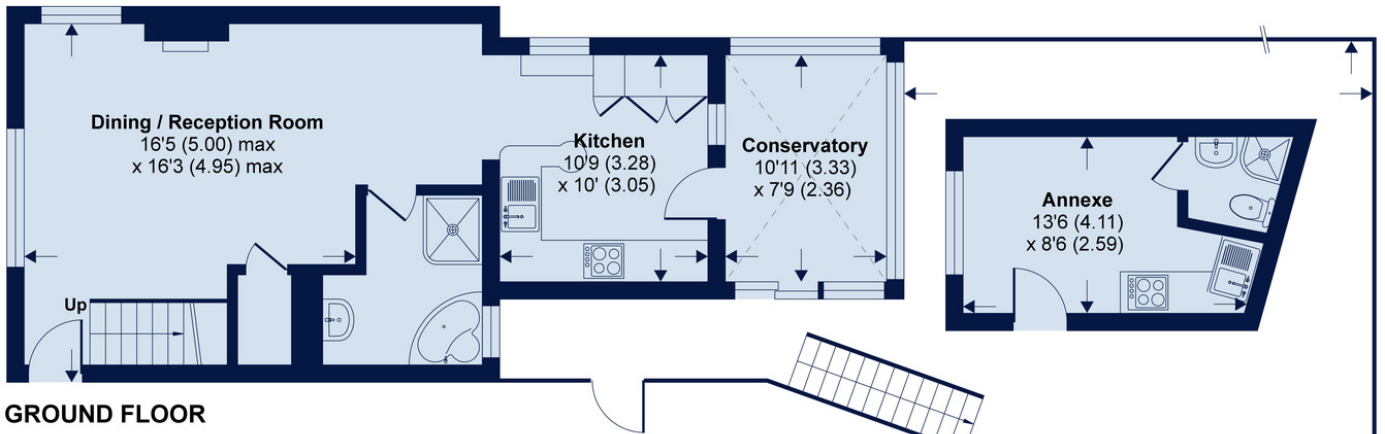
- house
- three bedrooms
- loft room
- detached annex
- conservatory
- modern kitchen
- modern bathroom
- landscaped garden
- chain free
- close to amenities







FIRST FLOOR



GROUND FLOOR

Approximate Area = 934 sq ft / 87 sq m
 Annexe = 125 sq ft / 12 sq m
 Total = 1059 sq ft / 99 sq m
 For identification only - Not to scale

Garden
 Approximate
 48' (14.63)
 x 35' (10.67)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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