

EGLINTON HILL LONDON SE18



£365,000 FREEHOLD

A nicely presented 4 double bedroom Victorian house, benefiting from an elevated position on a quiet residential street. This well proportioned family home is situated on the 'Shooters Hill Slopes' with close proximity to local parks and woodland. The property benefits from excellent travel links into Central London with the DLR only a short distance away at Woolwich Arsenal.

- 4 Double Bedrooms
- 2 Receptions
- Breakfast Room
- Driveway Parking
- Utility Room
- DLR Closeby

OPEN 7 DAYS

Residential & Commercial Estate Agents & Surveyors

www.johnpayne.com

Residential branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Eglinton Hill, London, SE18 3NR

Entrance

Driveway parking, pretty front garden, steps up to porchway with part glazed front door.

Hallway

Wood flooring, dado rail, corbels. Door to side leading to garden, understairs storage.

Reception 1

14'11 x 11'11 Double glazed bay window to front, working fireplace with wood surround, wood floor, high skirting boards, picture rail, cornicing, radiator, open to:-

Reception 2

12'3 x 9'11 Double glazed window to rear, fireplace with wood surround, radiator, picture rail.

Breakfast Room

12'3 x 12' Double glazed bay window to side with window seat, wood flooring, gas fire, storage cupboard, open to:

Kitchen

10'3 x 6'3 Window to side and door to rear, wall and base units, stainless steel sink with drainer, space for range cooker with stainless steel extractor hood over, plumbed for dishwasher, wood floor.

Utility Room

10'3 x 3'10 Window to rear, plumbed for washing machine, space for fridge freezer, wood flooring.

First Floor Landing

Carpeted stairway and landing, storage cupboard housing boiler.

Bedroom 3

15' x 10'3 Double glazed window to rear, built in wardrobe, cast iron fireplace, radiator.

WC

Double glazed opaque window to side, low level WC.

Bedroom 2

11'11 x 9'11 Double glazed window to rear, cast iron fireplace, built in wardrobe, radiator.

Bedroom 1

15'3 x 14'1 Double glazed bay window to front and window to front, built in wardrobe, radiator.

2nd Floor Landing

Carpeted stairway and landing.

Bedroom 4

20'4 x 15'3 Double glazed window to front, cast iron fireplace.

Garden

Rear garden approximately 25ft at largest point, patio, gated side access.

LOCAL AUTHORITY

London Borough of Greenwich

VIEWING

Viewings by prior appointment through vendors

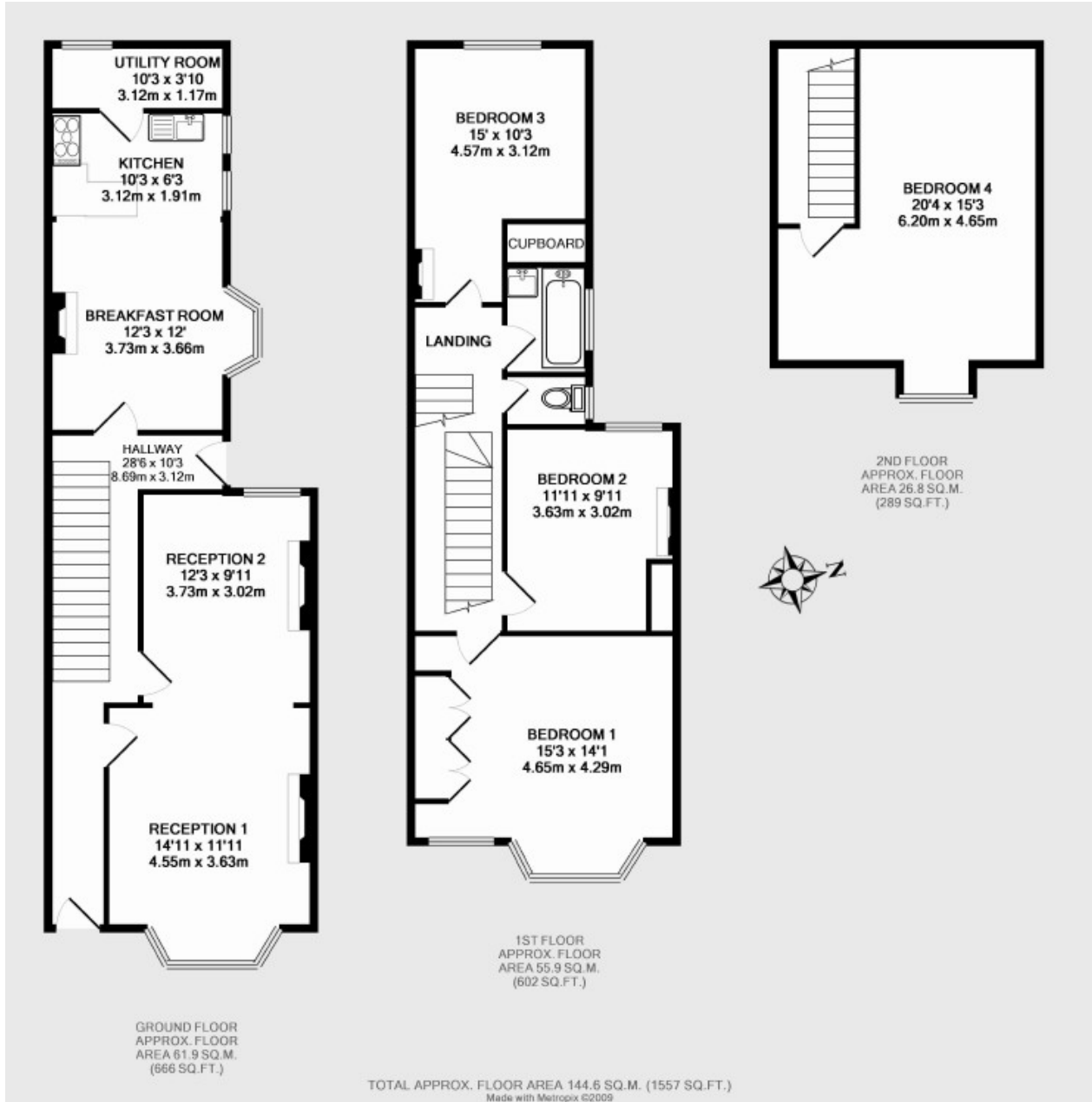
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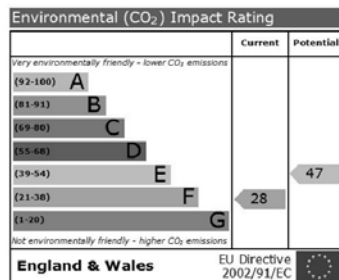
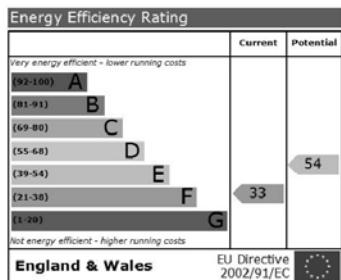
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Floorplan



Energy Performance Certificate



Property Descriptions

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.

Additional Photos of Eglinton Hill London SE18

