



Guide Price £825,000

Riefield Road, Eltham, SE9 2QA

Chattertons

Est. 1893



## 4 Bed Semi Detached House

Part of the extremely popular Eltham Heights development is this classy 1930s semi detached house which is presented to the market in immaculate condition. The property has instant kerb appeal and gets even better once inside, the first impression of a house is always so important and this property does not disappoint as you enter in to the very spacious entrance hall with original oak flooring and stairway to the upstairs. The accommodation includes an extended lounge with remote control velux window including rain sensor, with doors out to the beautiful garden, separate dining room with beautiful bay window and window seat, modern kitchen with beautiful bay window and window seat, modern kitchen, 4 good size bedrooms and 2 bathrooms. The outside features a large driveway with parking for 3 cars and with a detached garage which has been extended to offer more storage space and a lovely rear garden with large patio and lawned area.

The location is ideal for families that also need quick access into London as Falconwood Mainline station is around 10 minutes away on foot, also close at hand are a host of great schools and a large range of shops and services.

Our clients have found a property and it is a complete chain and so this property is ideal for people looking to move quickly.





## **Very popular Eltham Heights development**

### **Classy 1930s semi detached house**

#### **Instant kerb appeal**

#### **Spacious entrance hall**

#### **4 good size bedrooms**

##### **Entrance Hall**

Spacious and welcoming hallway, picture rail, original oak flooring, radiator, under stairs storage cupboard

##### **Extended Lounge 21' 10" x 13' 0" (6.65m x 3.96m)**

Solid wood flooring, limestone fireplace with inset gas fire, double glazed French doors to the garden with double glazed windows either side large remote control vellum window with rain sensor, double glazed window to the side, picture rail, coving, centre rose, sold wood flooring

##### **Dining Room 13' 9" x 13' 0" (4.19m x 3.96m)**

Double glazed bay window with beautiful window seat including storage below, brick built fireplace, alcove storage with lighting, picture rail, coving, radiator, carpet

##### **Kitchen 15' 9" x 8' 3" (4.80m x 2.51m)**

Double glazed window overlooking the garden, door to the garden, fitted wall and base units with laminated work surface, under unit lighting, bosch double oven, gas grill with extractor hood, sink unit with 1.5 bowl and mixer taps, tiled walls, laminate flooring, cupboard housing combo boiler

##### **Ground floor shower room**

Frosted double glazed window, shower cubicle, low level wc, wash hand basin with vanity below, heated towel rail, tiled walls, vinyl floor covering

##### **Stairs to the first floor**

Carpet, skylight window, storage cupboard, carpet

##### **Bedroom 1 13' 0" x 13' 0" (3.96m x 3.96m)**

Double glazed window, radiator, built in wardrobes with lighting, carpet

#### **Extended lounge**

#### **Dining room with window seat**

#### **Immaculate condition**

#### **Detached garage with large driveway**

#### **10 minutes to Falconwood Mainline station**

##### **Bedroom 2 13' 0" x 12' 0" (3.96m x 3.65m)**

Double glazed window to the rear, double glazed tilt and turn window to the side, radiator, spotlights, picture rail

##### **Bedroom 3 11' 8" x 8' 6" (3.55m x 2.59m)**

Double glazed window, radiator, laminate flooring

##### **Bedroom 4 10' 0" x 8' 5" (3.05m x 2.56m)**

Triple aspect double glazed windows, radiator, carpet

##### **Bathroom**

Opaque double glazed window, panelled bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, tiled surround, marine ply panelled walls, wall lights and spotlights, laminate flooring

##### **Rear Garden 85' 0" x 35' 0" (25.89m x 10.66m)**

Indian sandstone patio, laid to lawn with flower borders and a great range of plants, trees and shrubs, side access, outside lights, outdoor tap, paved area at the end of the garden with timber built shed

##### **Detached Garage 15' 6" x 7' 6" (4.72m x 2.28m)**

Up and over door with light and power, with extended space at the back of the garage, great storage space with great potential to be a work from home space

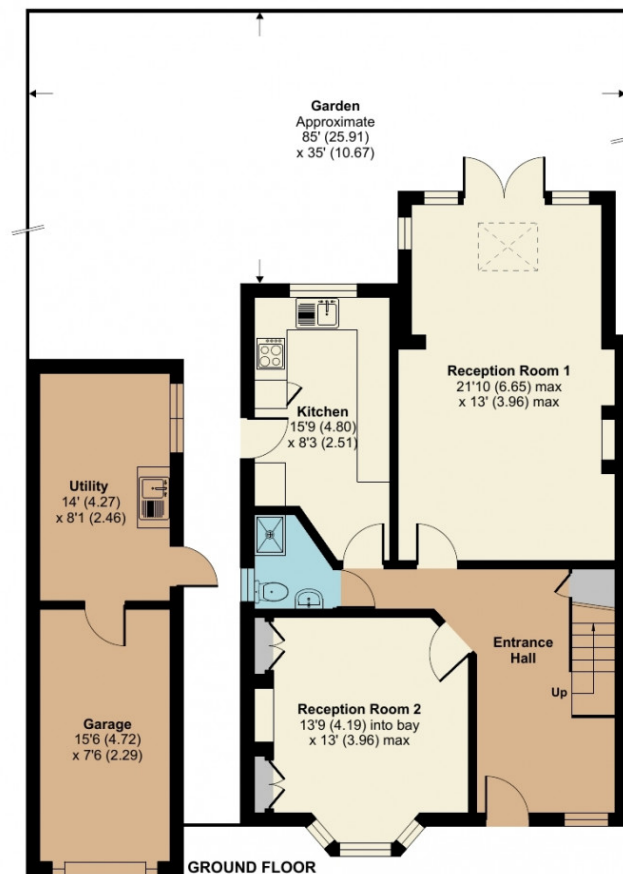
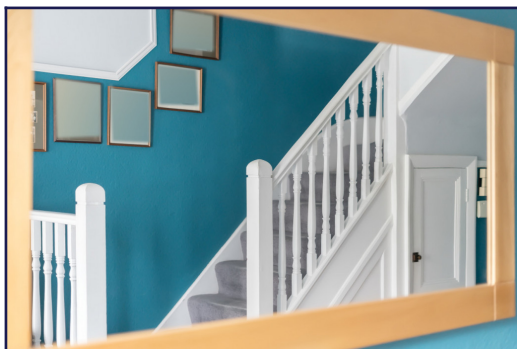
##### **Utility 14' 0" x 8' 1" (4.26m x 2.46m)**

Extension behind garage offering great extra space

##### **Private Driveway**

With space for 3 cars





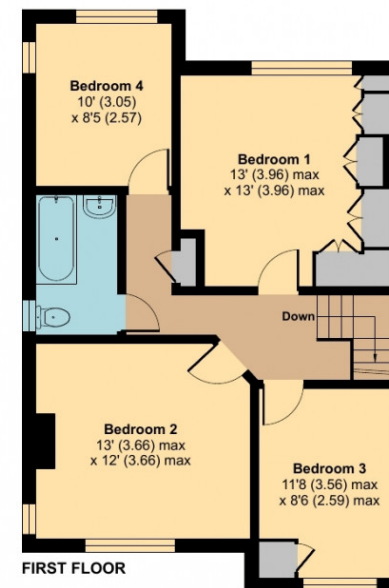
## Riefeld Road, London, SE9

Approximate Area = 1455 sq ft / 135.1 sq m

Garage = 240 sq ft / 22.2 sq m

Total = 1695 sq ft / 157.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1053763

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