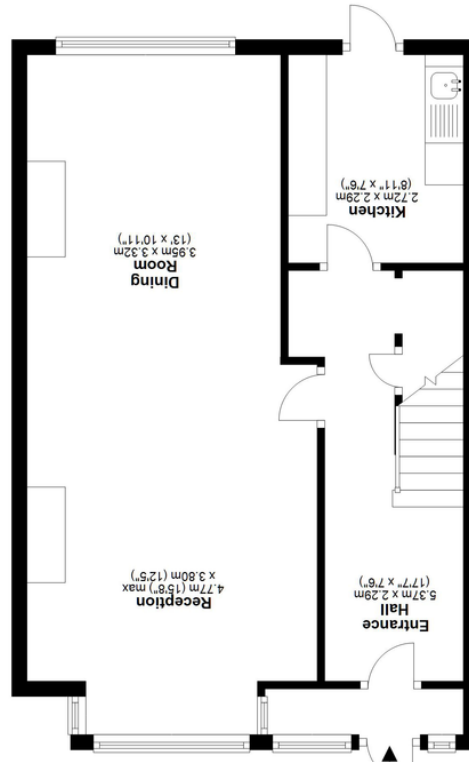
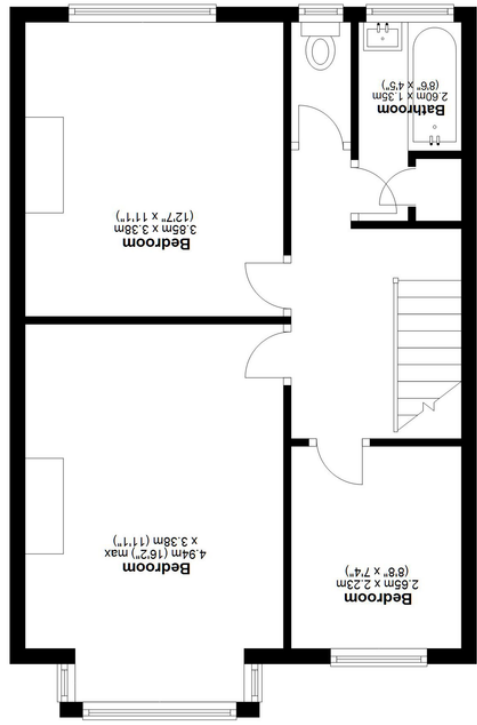


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**Green Lane, New Eltham**  
 Total area: approx. 98.4 sq. metres (1059.0 sq. feet)



# Green Lane

London, SE9 3TF

## VIDEO TOUR AVAILABLE

A 3 bedroom semi detached house which although requires modernising throughout, does offer potential to be a fantastic family home. There is potential to extend (STPP) and it sits in a sought after location offering access to local schools, shops and transport links.

## Main Features

- 3 bed semi detached house
- Requires modernisation throughout
- Potential to extend (STPP)
- Chain Free
- Ideal family home
- Off street parking to the front

## FULL DESCRIPTION

### VIDEO TOUR AVAILABLE

Offered to the market is this 3 bedroom semi detached house which is offered chain free and has potential to extend (STPP) and be made into what we feel could be a great family home. The property briefly comprises of: Entrance porch, entrance hall, a spacious lounge which has a lounge and dining area and galley

kitchen which offers potential to be opened up into the dining room to make a kitchen/diner. There are three bedrooms and a family bathroom on the first floor.

Externally is a driveway to the front offering plenty of parking and a spacious rear garden.

This is a house that offers so much potential and sits in a popular location. It could be a great family home and will be sure to get interest. \* POTENTIAL TO EXTEND \* CHAIN FREE \*

### Entrance hall

17' 7" x 7' 6" (5.36m x 2.29m)

### Lounge area

15' 8" x 12' 5" (4.78m x 3.78m)

### Dining area

13' 0" x 10' 11" (3.96m x 3.33m)

### Kitchen

8' 11" x 7' 6" (2.72m x 2.29m)

### First floor landing

### Bedroom one

16' 2" x 11' 11" (4.93m x 3.63m)

### Bedroom two

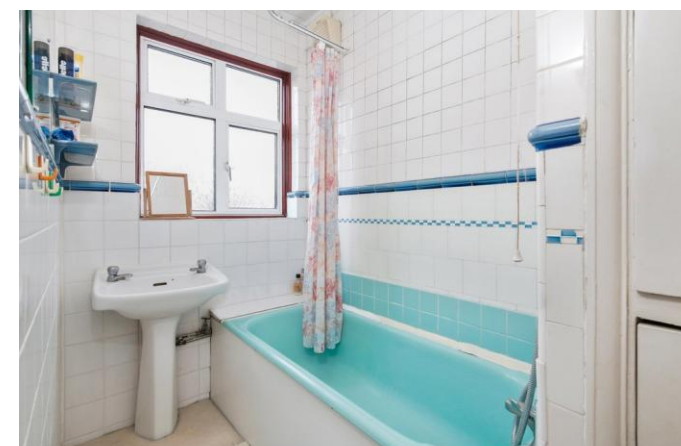
12' 7" x 11' 1" (3.84m x 3.38m)

### Bedroom three

8' 8" x 7' 4" (2.64m x 2.24m)

### Bathroom

8' 6" x 4' 5" (2.59m x 1.35m)



## Outside

Off street parking to front.  
Rear garden.

## Additional Information

Council Tax Band E £2,004 per annum.

Local authority Greenwich London Borough Council

Current EPC Rating 63

Potential EPC Rating 87

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.  
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