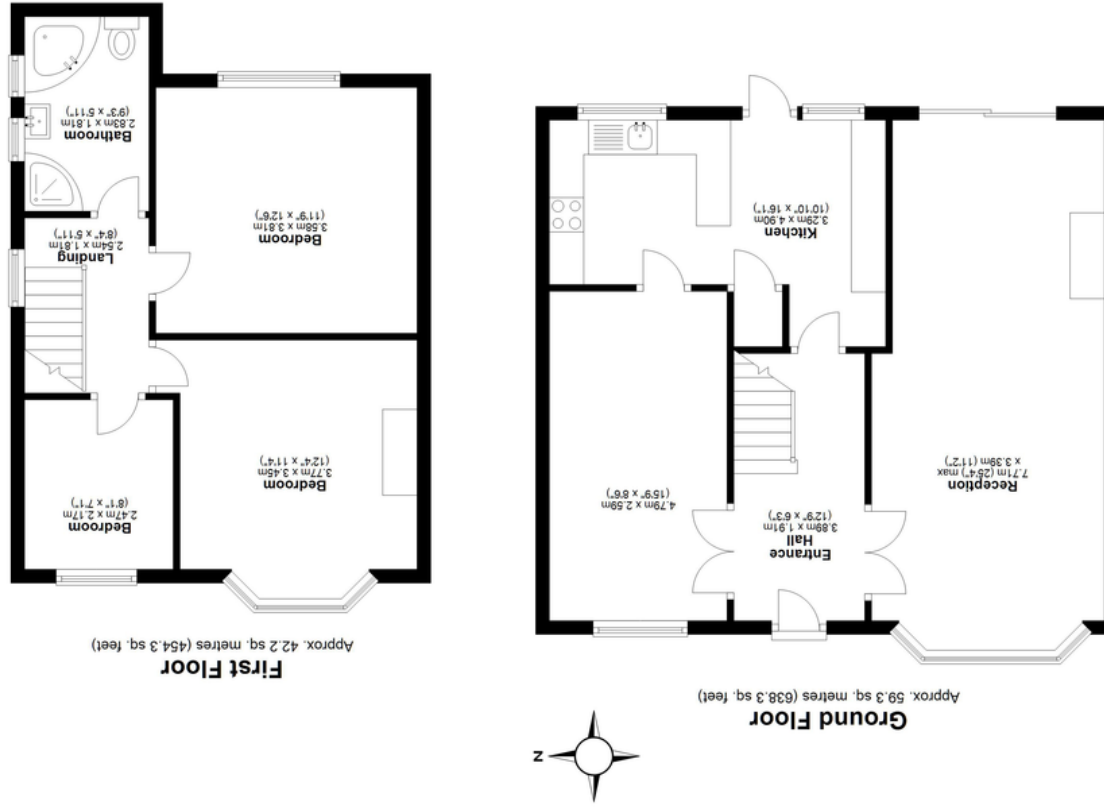


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**Glensesk Road, Eitham**  
 Total area: approx. 101.5 sq. metres (1092.6 sq. feet)



# Glenesk Road

London, SE9 1QS

## VIDEO TOUR AVAILABLE

A highly sought after 3-4 bedroom semi detached house that offers a great feel of space. The house is well presented by the current owner and we feel it offers so much to make it a great family home for any buyer. The house offers spacious rooms, off street parking, a rear garage and all in a location that provides access to Eltham Park North and South, the local parade of shops, transport links including Falconwood and Eltham train station plus some highly sought after schools including The Gordon and Deansfield.

## Main Features

- Spacious 3/4 bedroom semi detached house
- Rear kitchen/diner overlooking the rear garden
- 25'4 through lounge
- Off street parking and rear garage
- Easy access to Eltham Park North and South

## FULL DESCRIPTION

Offered to the market for sale is this great 3/4 bedroom semi detached house that we feel would make a perfect family home for any buyer. The house has been well presented by the current owner and offers a great feeling of space throughout. Positioned in a sought after family location that offers access to Eltham Parks North and South, the local parade of shops, transport links including Falconwood and Eltham train

stations plus some sought after schools.

The house briefly comprises of: Entrance hall, a large 25'4 long through lounge which runs from front to the back of the house providing access to the garden. There is a second reception/bedroom four plus a rear kitchen/diner overlooking the garden. The first floor features three bedrooms and a spacious family bathroom and then externally there is off street parking to the front, garage to the rear and a lawned rear garden.

This is a great chance to buy a family home in a popular location and Internal viewing comes highly recommended to fully appreciate the space of this well presented house.

### Entrance hall

12' 9" x 6' 3" (3.89m x 1.91m)

### Reception one

25' 4" x 11' 2" (7.72m x 3.4m)

### Reception two

15' 9" x 8' 6" (4.8m x 2.59m)

### Kitchen

16' 1" x 10' 10" (4.9m x 3.3m)

### First floor landing

8' 4" x 5' 11" (2.54m x 1.8m)

### Bedroom one

12' 4" x 11' 4" (3.76m x 3.45m)

### Bedroom two

12' 6" x 11' 9" (3.81m x 3.58m)

### Bedroom three

8' 1" x 7' 1" (2.46m x 2.16m)

### Bathroom

9' 3" x 5' 11" (2.82m x 1.8m)



## Outside

Off street parking to the front and garage to the rear. Rear garden laid to lawn.

## Additional Information

Council Tax Band D £1,640 per annum.

Local authority Greenwich London Borough Council

Current EPC Rating 58

Potential EPC Rating 77

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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