

Glenlyon Road

London | SE9 1AJ



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Asking Price £1,250,000
Freehold

Situated on the highly sought-after Glenlyon Road, just moments from Eltham Park South, this substantial double-fronted Corbett semi-detached residence offers an abundance of original features and versatile living accommodation. This home presents an outstanding opportunity for families seeking generous living space in one of Eltham's most desirable residential locations.

The property provides bright and spacious accommodation throughout with impressive high ceilings. The ground floor comprises an inviting entrance hall, a generous through reception room ideal for entertaining, a separate second reception room, a fitted kitchen with bi-folding doors giving direct access to the garden and a ground floor WC

The first floor offers three well-proportioned bedrooms together with a cot room/study, plus a family size bathroom with four piece suite, making the home perfectly suited for families.

Externally, the property benefits from a private rear garden offering excellent space for outdoor entertaining and family enjoyment, together with off-street parking to the front.

Ideally positioned within easy reach of the excellent amenities of Eltham High Street, a wide selection of highly regarded local schools and Eltham mainline station providing regular services into Central London, this impressive family home combines space, character and convenience in equal measure.







Benefitting from:

- Sought after location
- Edwardian Corbett house
- Semi detached
- Three/four bedrooms
- Two reception rooms
- Extended to rear
- Cellar
- Period features
- Ground floor WC
- Off street parking
- Moments from Eltham Park South
- Convenient for Eltham station
- Viewing highly recommended
- Council Tax: F
- EPC Rating: D

Accommodation

Entrance Hall

Lounge/diner 7.7m x 3.68m (25'3" x 12'1")

Reception Room 5.46m x 3.8m (17'11" x 12'6")

Kitchen/breakfast room 5.23m x 5.97m (17'2" x 19'7")

Ground Floor WC

Cellar 7.8m x 1.7m (25'7" x 5'7")

Landing

Bedroom 1 4m x 5.38m (13'1" x 17'8")

Bedroom 2 5.1m x 3.73m (16'9" x 12'3")

Bedroom 3 3.7m x 3.4m (12'2" x 11'2")

Cot Room 2m x 1.6m (6'7" x 5'3")

Bathroom









Exterior

Garden To rear

Parking Off street parking to front

Additional Information

Eltham is a popular town in the Royal Borough of Greenwich, with £2 million recently been spent on a High Street revitalisation programme, including a new cinema and sky bar complex.

There's a mainline train station offering a direct route to London and the magnificent Art Deco Eltham Palace. The Heritage Restaurant & Bar at the Tudor Barn, a modern leisure centre, the Bob Hope Theatre and Well Hall Pleasaunce can all be found in the town.

Council Tax - F

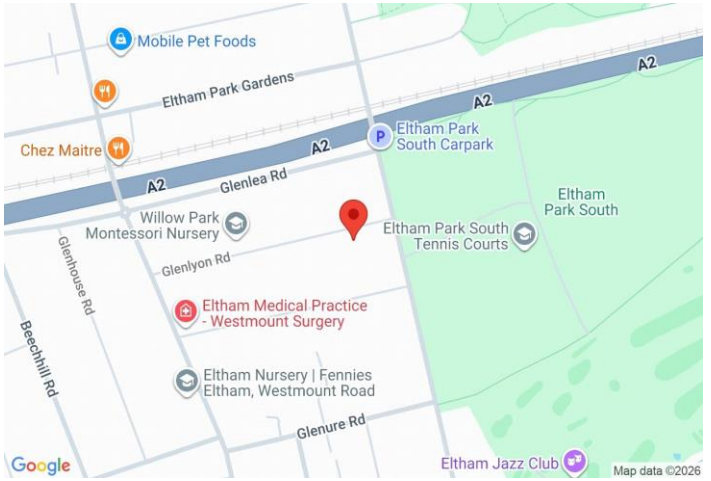
EPC Rating - D













Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location

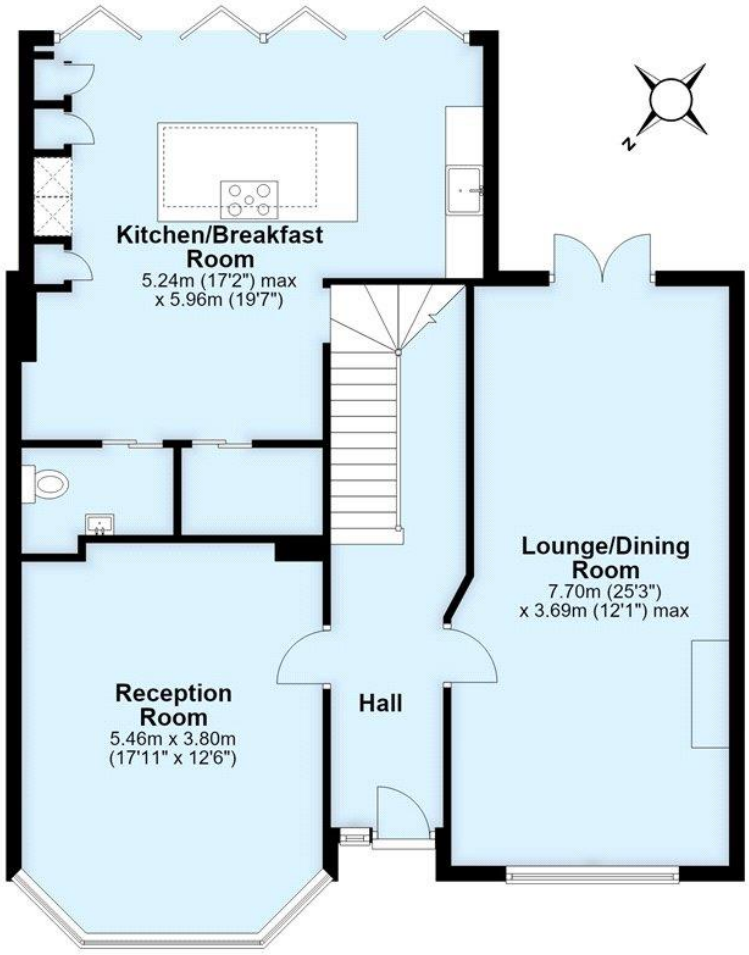


(All distances & times are approximates)



Ground Floor

Approx. 91.5 sq. metres (985.2 sq. feet)



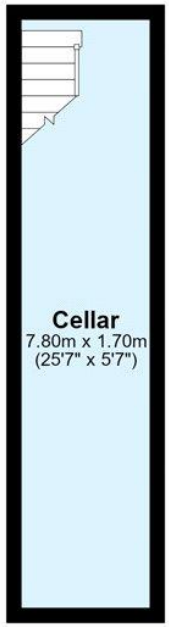
First Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



Cellar

Approx. 13.3 sq. metres (142.7 sq. feet)



Total area: approx. 178.7 sq. metres (1923.0 sq. feet)

This plan is for general layout guidance and may not be to scale.
Plan produced using PlanUp.

