



A substantial Edwardian Page house, full of charm, character and grandeur, offering exceptional proportions and exciting potential to create an outstanding forever family home.

Built in an era when space was a priority, the property already offers an impressive footprint, with four bedrooms all arranged on the first floor, two generous reception rooms, a separate breakfast room and kitchen. High ceilings, impressive room sizes and a number of original period features give the house a wonderful sense of character throughout.

For buyers looking to create something truly special, the potential is enormous. Subject to the usual consents, there is scope for both a loft conversion and rear extension, providing the opportunity to significantly increase the living space and create a superb home designed around modern family life.

The halls-adjoining semi-detached layout further enhances the feeling of space and separation, while the handsome Edwardian architecture gives the property the presence and charm that makes these Page houses so sought after.

The location is exceptionally convenient. Eltham Station is literally a stone's throw away, making it ideal for commuters, while Eltham High Street sits at the end of the road with its wide selection of shops, cafés, restaurants and everyday amenities.

A rare opportunity to secure a genuinely substantial period home with fantastic bones, Well presented throughout but with huge potential and one of Eltham's most convenient locations. This is a house that could be transformed into an exceptional long-term family home.

Call jdm Eltham on 020 3148 2040





Property & Material Information

Electricity: Mains

Gas: Mains

Heating: Gas

Sewerage: Mains

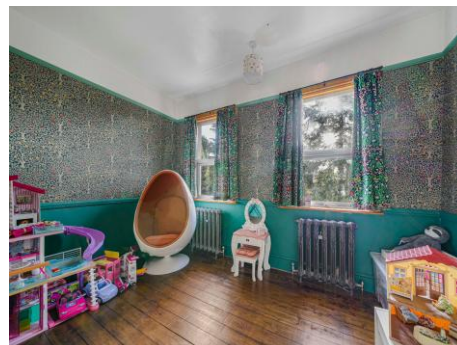
Water: Mains

Council Tax F

Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement. We have not carried out a survey of the property or tested services, systems or appliances. Reference to alterations or use of the property is not a statement that planning, building or other consent has been obtained. Photographs may show only certain parts and aspects of the property at the time when the photographs were taken. We recommend that all information provided is verified by yourselves on inspection and by your Surveyor/Legal Adviser.

Broadband and Mobile Coverage

For broadband and mobile phone coverage at the property in question please visit: <http://checker.ofcom.org.uk/en-gb/broadband-coverage> and <http://checker.ofcom.org.uk/en-gb/mobile-coverage> respectively.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing by appointment with the sales office
020 3148 2040 | eltham@jdmestategents.com

Spencer Gardens, London, SE9

Approximate Area = 1684 sq ft / 156.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



PLEASE NOTE: Floorplans are intended as a visual representation for marketing purposes only and should not be relied upon for valuation or survey purposes

