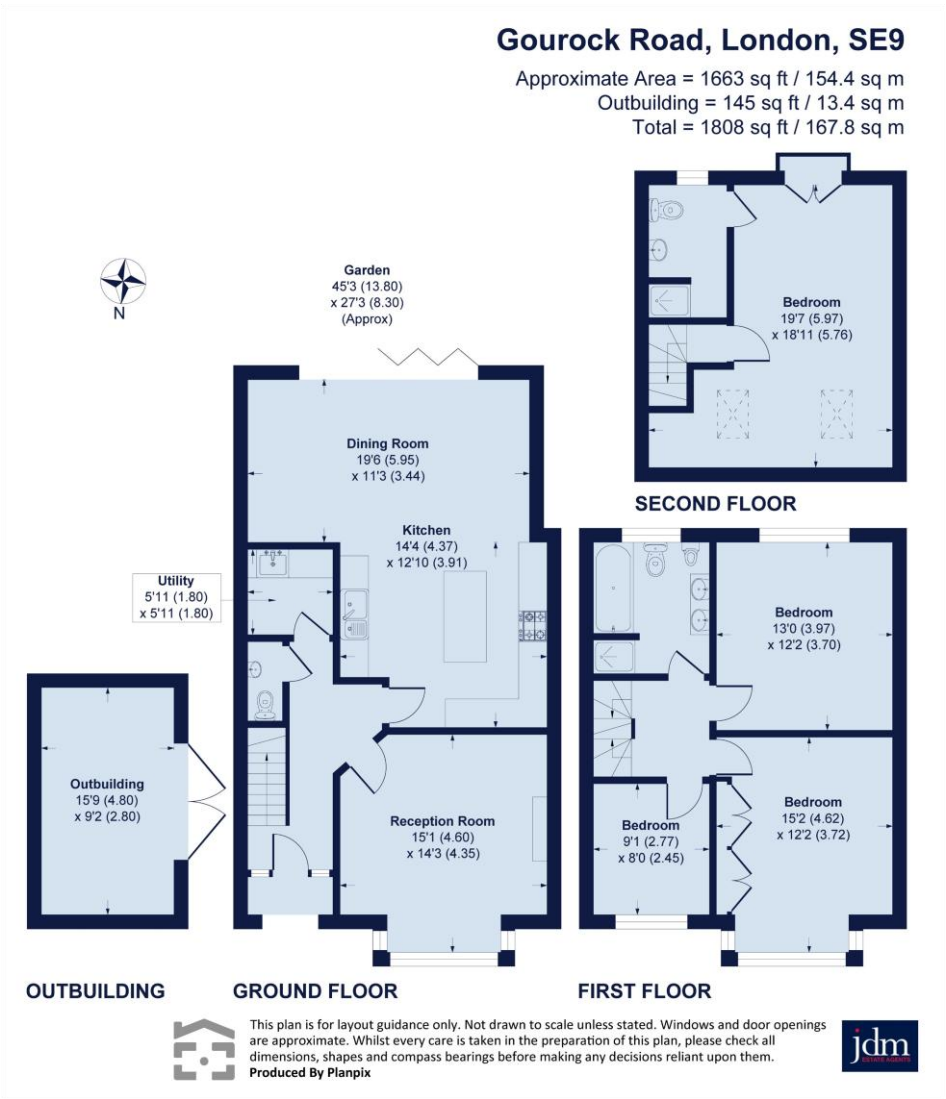
jdm ESTATE AGENTS

GOUROCK ROAD, ELTHAM SE9 1HY
£875,000 - £900,000 FREEHOLD
020 3148 2040 | eltham@jdmestateagents.com





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

£875,000 - £900,000 guide price.

A beautifully extended and comprehensively renovated four-bedroom family home, situated on one of Eltham's most sought-after residential roads, offering approximately 1,808 sq ft of accommodation including a versatile outbuilding, secure gated off-street parking and a complete onward chain.

Having undergone an extensive programme of extension and renovation within the last six to seven years, this impressive family home offers a superb combination of contemporary living, generous proportions and a highly desirable location.

The ground floor has been thoughtfully designed with modern family life and entertaining in mind. A welcoming entrance hallway leads to a separate reception room, whilst to the rear is a fantastic extended open-plan kitchen and dining space, providing the perfect setting for everyday family living and social occasions. Further benefits include a utility room and ground-floor WC.

Across the first floor are three well-proportioned bedrooms and a family bathroom, whilst the second floor provides an impressive principal bedroom suite, complete with its own en-suite shower room.

Externally, the property enjoys a private rear garden measuring approximately 45 ft in length, together with a substantial detached outbuilding offering excellent versatility, whether utilised as a home office, gym, studio or additional recreational space. A particularly attractive feature is the secure gated off-street parking accessed from the rear.

Gourock Road is widely regarded as one of Eltham's premier residential addresses, ideally positioned for a selection of highly regarded schools, Eltham High Street, Eltham railway station and the beautiful open spaces of Eltham Park South. The location offers an excellent balance of convenient transport connections, local amenities and green space.

With its extensive improvements, generous accommodation and prime setting, this is a wonderful opportunity for families seeking a home ready to enjoy.

The sellers' onward chain is complete, making this an even more attractive proposition for prospective purchasers.

Viewing is highly recommended to fully appreciate the space, quality and location on offer.

Call jdm Eltham on 020 3148 2040.









PROPERTY INFORMATION

SERVICES

- **Electricity: Mains**
- **Gas: Mains**
- **Heating: Gas**
- **Sewerage: Mains**
- **Council Tax E**
- **Water: Mains**

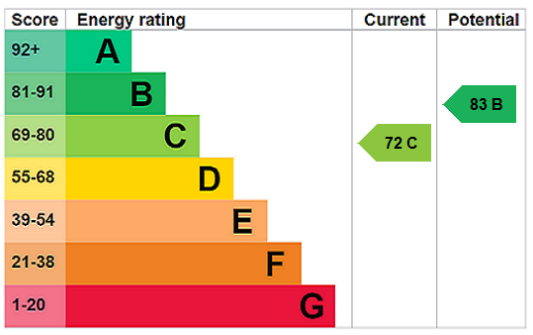
Every effort has been made to ensure the accuracy of these details however they form no part of any contract and are issued without responsibility on the part of the agents or vendor. Any intending purchaser should satisfy themselves by inspection, searches, enquiries and survey as to the correctness 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.









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