



WELL HALL ROAD, ELTHAM, LONDON, SE9 6SL  
**£700,000 FREEHOLD**

**A SPACIOUS AND WELL-PROPORTIONED FOUR  
BEDROOM FAMILY HOME SPANNING 1,287 SQ FT.  
LOCATED MOMENTS FROM ELTHAM STATION AND  
HIGH STREET AND SOLD CHAIN FREE.**

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**DESCRIPTION:**

A spacious and well-proportioned four bedroom family home spanning 1,287 sq ft. Located moments from Eltham Station and High Street and sold chain free.

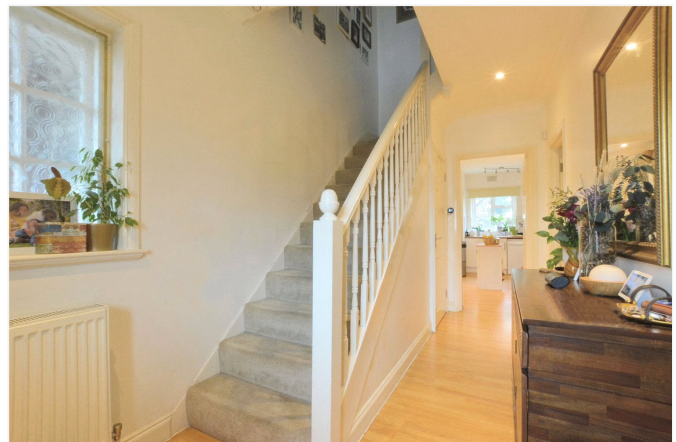
This wonderful property comprises; an entrance hallway, a large through reception offering both living and dining rooms and a separate modern kitchen along with access to the 90ft garden. Upstairs are four bedrooms and a family bathroom. The property further benefits good storage (including a boarded loft) and an outside WC.

Well Hall Road is ideally located with Eltham Station just a few minutes walk away and the house is also well located for local primary schools; Eltham CofE, Gordons and St Mary's as well as Eltham Hill secondary school.

This is a great family home and your earliest viewing is highly recommended.

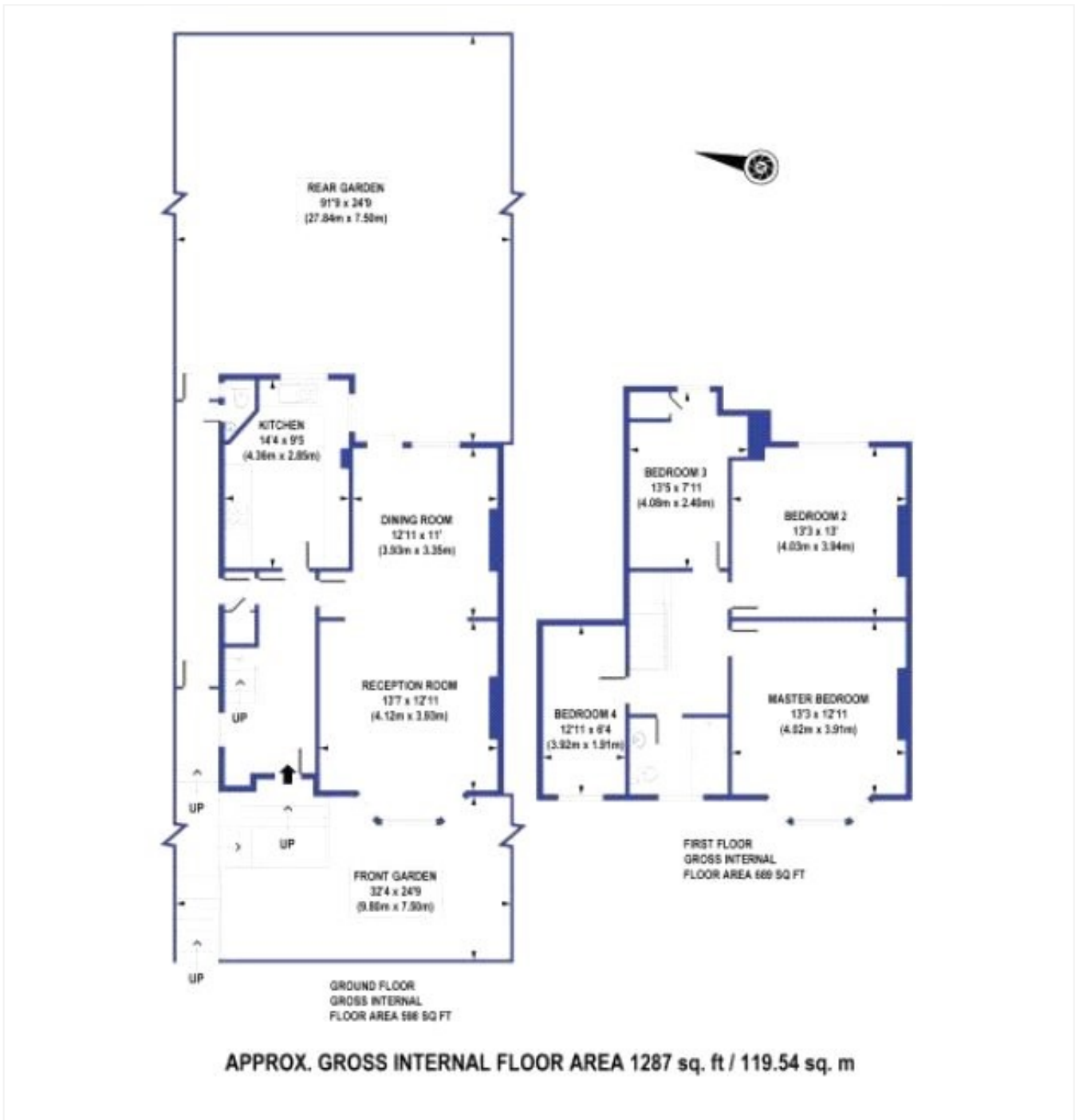
**AT A GLANCE**

- Four bedroom family home
- Spacious through reception
- moments from Eltham Station
- close to shops
- chain free
- 1,287 sq ft.
- 90ft garden









This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		78
(92-101)	B		
(82-91)	C		
(69-81)	D	58	
(55-68)	E		
(39-54)	F		
(13-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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