



WELL HALL ROAD, ELTHAM, LONDON, SE9 6SL  
**£625,000 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.**

Blackheath | 0208 8520999 | [blackheath@winkworth.co.uk](mailto:blackheath@winkworth.co.uk)

**Winkworth**

*[winkworth.co.uk](http://winkworth.co.uk)*

See things differently



### 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.

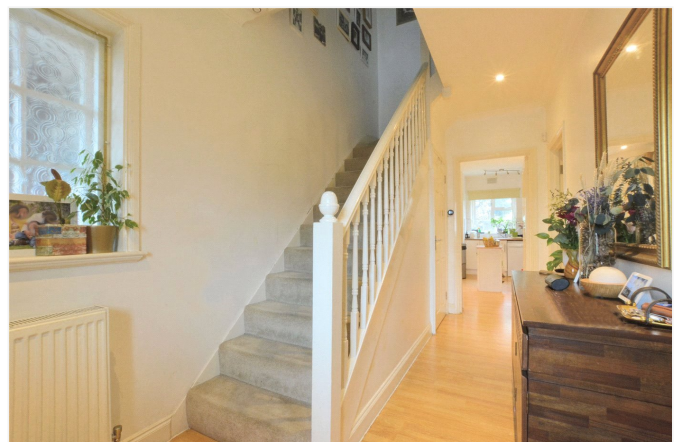
The property further benefits good storage (including a boarded loft) and an outside WC.

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.

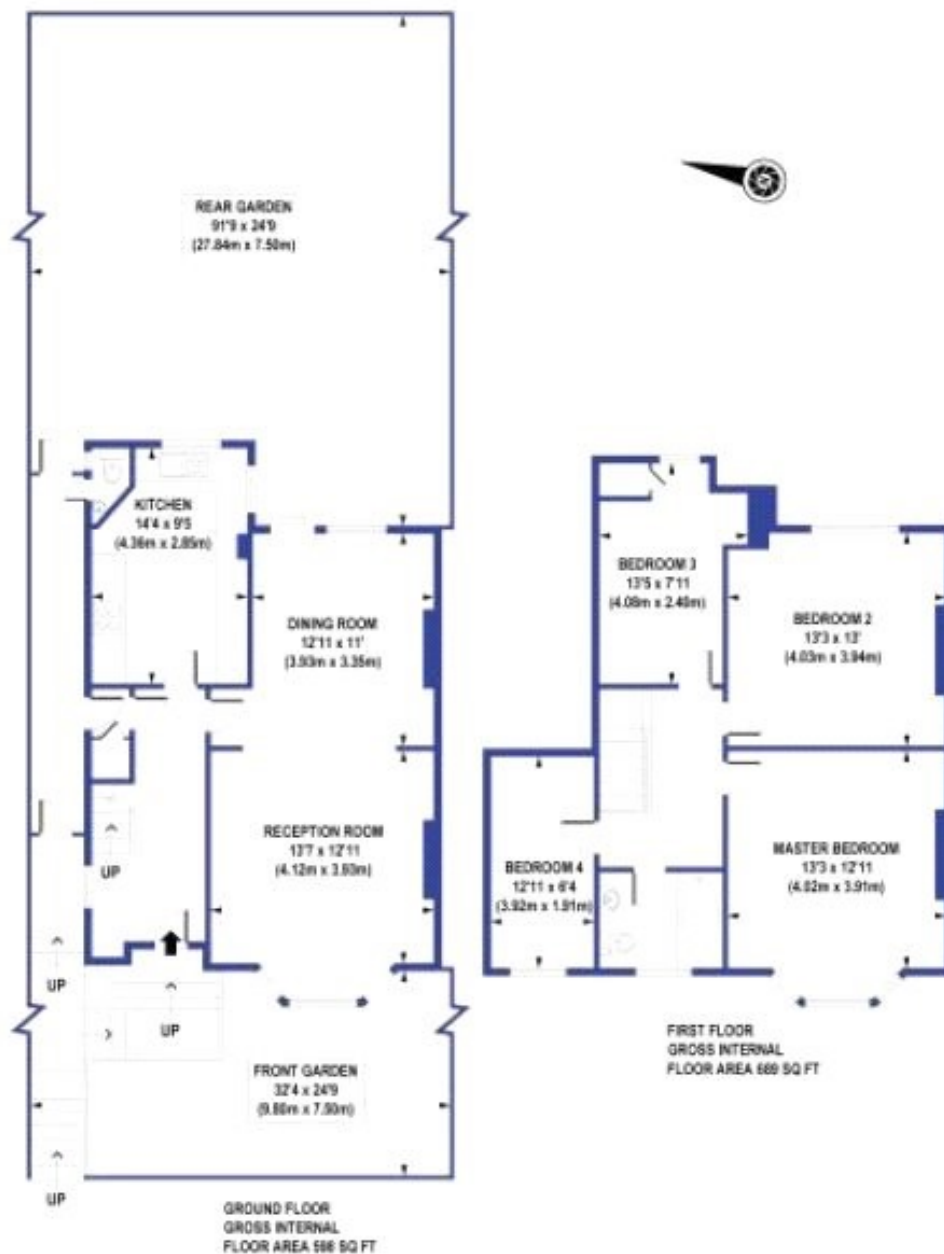
This is a great family home and your earliest viewing is highly recommended.

### 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 (92+)                                     |         |           |
| B (81-91)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 58      | 78        |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

Blackheath | 02088520999 | blackheath@winkworth.co.uk

**Winkworth**

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.