

**Mulberry Place, Pinnell Road, Eltham, SE9**

**£360,000 Freehold**

- Period Features
- 9ft High Ceilings
- 4 Reception Rooms
- Hand Built Pine Kitchen
- Short Drive to Golf Club
- Approx 1/3 Acre Plot
- 2 Double Bedrooms
- Conservatory
- No Upward Chain
- Big Serve to Tennis Club

# Mulberry Place, Pinnell Road, Eltham, SE9

## Entrance Hall

Obscured double glazed entrance door, double glazed window to front, radiator, cupboard housing gas fired boiler, tiled floor.

## Hallway

Radiator, large airing cupboard housing hot water cylinder, water softener, electric fuse box and security control system. Doors to kitchen/breakfast room, utility room and living room.

## Kitchen/Breakfast Room 13'2" x 10'7"

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

## Garage

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

## Reception 1

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

## Bedroom 1

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

## Bedroom 3

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

## First Floor

Double glazed window to front, double glazed bay window to side overlooking garden. Fitted with a range of hand built reclaimed pine wall and base units and tiled worksurfaces. Stainless steel double bowl sink and drainer unit, gas fired Aga with two hot plates and two ovens, tiled floor and splash backs, space for fridge/freezer. T.V point, telephone point.

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## Sitting Room 16'2" x 10'5"

Double glazed bay window to side overlooking garden, two radiators, study area with double doors leading to conservatory. TV point and telephone point.

## Victorian Style Conservatory 14'9" x 11'10"

Double glazed construction with a brick base and double doors to garden. Radiator, tiled floor.

## Dining Room 15'3" x 10'1"

Double glazed window to side, radiator, tiled floor, door to bedroom one.

## Bedroom 1 16'11" x 10'11"

Double glazed window to rear, radiator. Telephone point.

## Bedroom 2 16'2" x 10'5"

Double glazed window to rear, radiator, vanity unit housing wash hand basin. Telephone point.

## Garden

A mature lawned garden featuring a variety of trees, fruit trees, shrubs and flower beds and extending to approx 1/3 Acre (STS). There are several seating areas, a green house, fishpond, brick built BBQ and outside lighting and tap. Large timber outbuilding with power and light connected measuring approximately 24' x 12' (7.32m x 3.66m). A sun terrace offers a seating area leading off the living room and overlooking the gardens.

\*

Please note that this property does not come with private parking. Parking is available on Mill Street in front of St Mary's church.

## Dining Room

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## Kitchen Diner

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## Attic Room

Radiator, large airing cupboard housing hot water cylinder, water softener, electric fuse box and security control system. Doors to kitchen/breakfast room, utility room and living room.

## Lounge

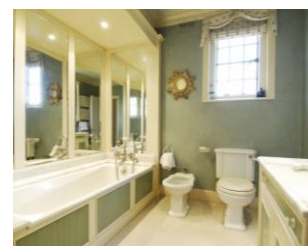
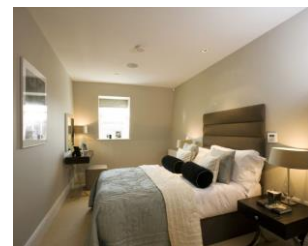
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## Stairs leading to

Radiator, large airing cupboard housing hot water cylinder, water softener, electric fuse box and security control system. Doors to kitchen/breakfast room, utility room and living room.

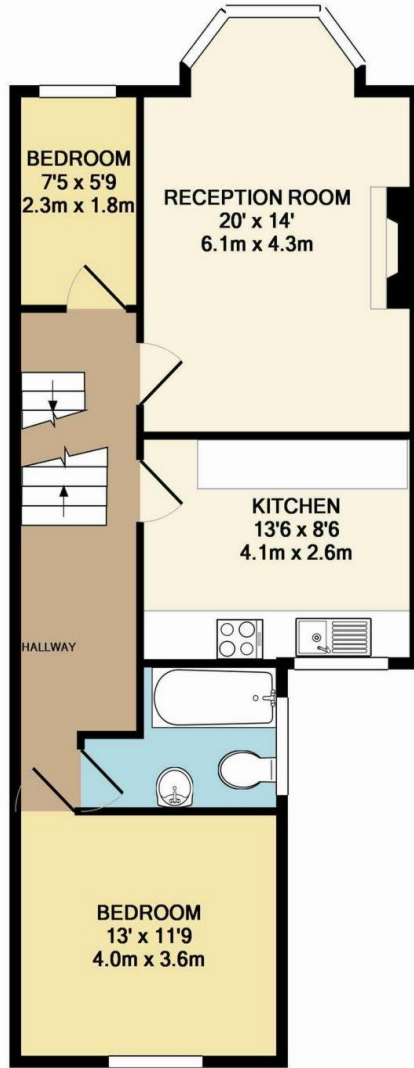
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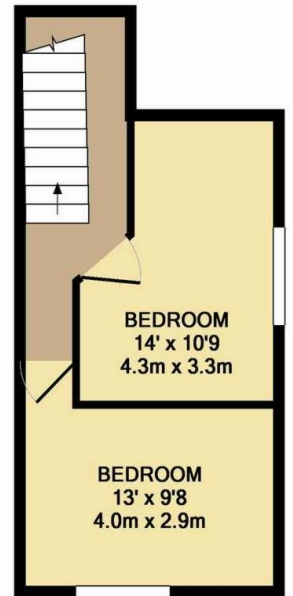




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1098 SQ.FT. (102.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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