

# Bernard Skinner



77 Rennets Wood Road, Eltham Heights, SE9 2NG

Guide Price £700,000

- Elegant three bedroom semi
- Commanding corner plot
- Extended to the rear
- Potential to extend further stpp

Situated on a corner plot with potential to extend further, subject to planning, this stunning three bedroom semi-detached house at sought-after Eltham Heights has plenty of kerb appeal and has been much improved by the current owners in recent years and extended to the rear to provide a very sizeable kitchen/family room/dining room measuring approximately 22' 6" x 18' 5" extensively fitted and including integrated appliances, Quartz worksurfaces, large skylight and full width windows to rear incorporating patio doors, giving plenty of light. Tastefully decorated throughout, the master bedroom measures 17' x 9' 9" with range of wardrobes and there is a stylishly fitted bathroom with freestanding tub and double shower. With a spacious, separate living room and ground floor cloakroom, the gardens are well tended with a particularly wide frontage of 73' providing an in and out driveway and plenty of parking.



## Property Description

### SPACIOUS ENTRANCE HALL

Composite front door, Upvc window to side with leaded lights, radiator, wood flooring.

### LOUNGE

19' 1" into bay x 12' into recess (5.82m x 3.66m) Upvc leaded light bay window to front, wood burner, radiator, wood flooring.

### KITCHEN/FAMILY ROOM/DINING AREA

22' 6" x 18' (6.86m x 5.49m) Fitted with matching wall and base units, integrated full height fridge and separate freezer, built in double oven, halogen hob, microwave, dishwasher and washing machine, 1.5 bowl stainless steel sink unit, cupboard housing boiler, undercupboard lighting, inset ceiling lights, large skylight, full width upvc windows to rear with patio doors to garden further upvc side door to garden, Karndean flooring with underfloor heating.

### SPACIOUS CLOAKROOM

Wc, wash basin with fitted storage, radiator, laminate flooring, walk in double cloaks cupboard with light.

### FIRST FLOOR

#### SPACIOUS LANDING

Upvc leaded light window to side, loft access with retractable ladder, fitted carpet.

#### BEDROOM 1

17' 3" into bay x 9' 9" to wardrobes (5.26m x 2.97m) Upvc leaded light bay window to front, range of built in wardrobes, radiator, fitted carpet.





### BEDROOM 2

11' x 10' 2" (3.35m x 3.1m) Upvc leaded light window to rear, radiator, two built in cupboards, fitted carpet.

### BEDROOM 3

10' including wardrobe space x 7' 2" (3.05m x 2.18m) Double aspect room with upvc windows to front and side, radiator, built in wardrobe, fitted carpet.

### BATHROOM

8' 6" x 5' 11" extending to 9'6 into shower (2.59m x 1.8m) Upvc window to rear, freestanding bath and shower and tap unit, double walk-in shower, wash basin with fitted storage, wc, fully tiled walls, fitted storage unit, heated towel rail, laminate flooring with underfloor heating.



### OUTSIDE

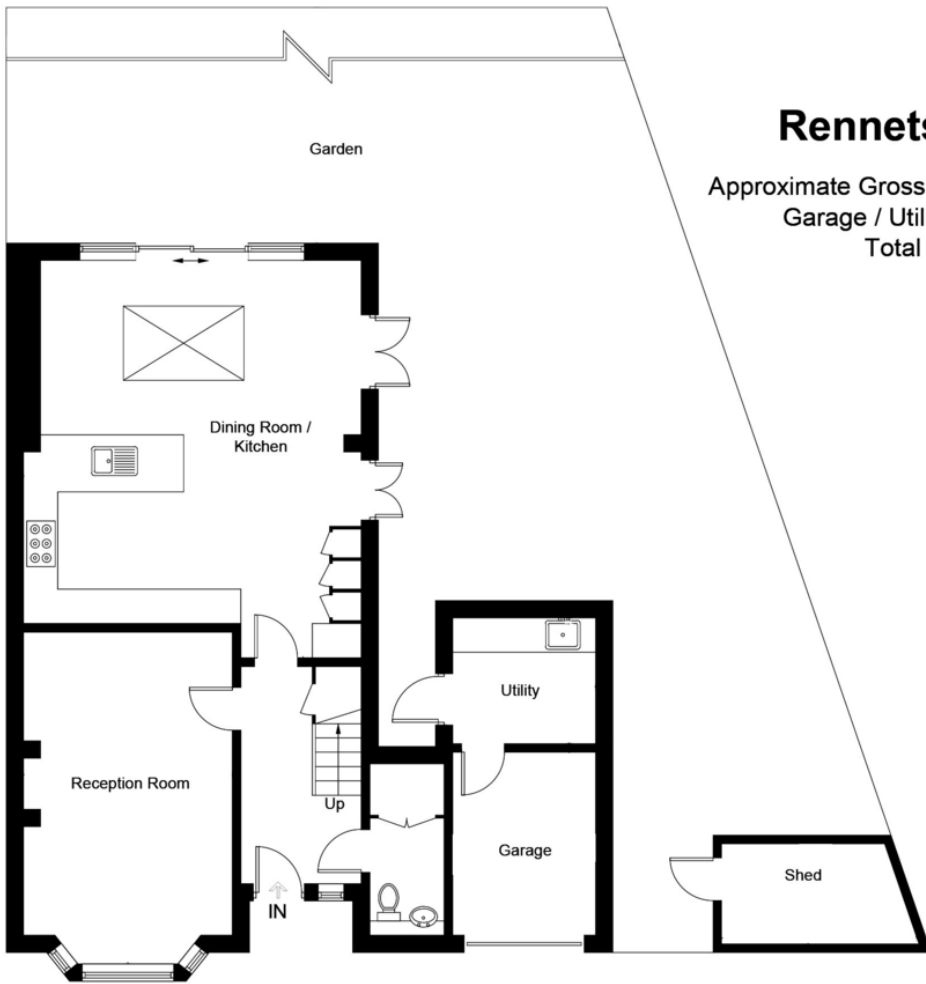
The rear garden is triangular in shape and at furthest point in depth measures approximately 55' and to mid point to the side extends to 50' approximately. Westerly facing with sunny aspect, this well tended garden has a recently laid artificial lawn, landscaped paving and patio areas raised beds with brick retaining walls, established shrubs, gated side access, outside power, lighting and taps, two sizeable sheds.



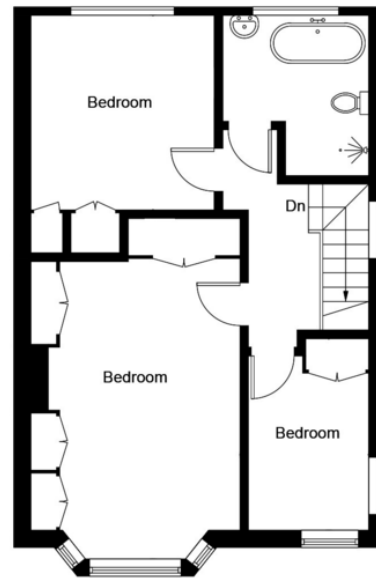
The garage has been divided and converted into:  
Utility space: 7' 8" x 7' 5" Fitted units, work surface, stainless steel sink unit, space for appliances, door to:  
Storage area 10' 11" x 8' 3" Electric up and over door, light and power.

Front garden: With a frontage extending to 73' approximately, there are lawned areas, established shrubs and an in and out driveway with parking for up to 4 vehicles.

Preliminary detail - awaiting validation.



Ground Floor



First Floor

## Rennets Wood Road, SE9

Approximate Gross Internal Area = 127.8 sq m / 1376 sq ft  
 Garage / Utility / Shed = 19.5 sq m / 210 sq ft  
 Total = 147.3 sq m / 1586 sq ft



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 (ID726435)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

22 Well Hall Road  
 Eltham  
 London  
 SE9 6SF

www.bemardskinner.co.uk  
 020 8859 3033  
 mail@bemardskinner.co.uk

Open 7 days a week

