

# Bernard Skinner



## 5 Oakways, Eltham, SE9 2PB

Guide Price £500,000

- 4 Bedroom town house
- Conveniently located
- No onward chain
- Close to parkland

Exceptionally well presented and tastefully decorated four bedroom town house with versatile accommodation spread over three floors. Situated within half a mile of many amenities including the High Street, highly regarded St.Mary's RC primary school and Eltham Park South with ancient woodland beyond at Shepherdleas and Oxleas, the Green Chain walk is adjacent to extensive parkland at Avery Hill. With bus routes immediately to hand on Bexley road and Eltham station just under a mile away. With light and airy accommodation throughout, this deceptively spacious family home has a fourth bedroom on the ground floor with utility room, shower room and wc which could suit dependent relative or teenager, with direct access to the easy maintenance rear garden. With lounge, dining area and kitchen with integrated appliances on the first floor and three sizeable bedrooms and bathroom with contemporary suite to the 2nd floor. Offered with own drive and small integrated garage this, we feel is a super home ready and waiting to move into, no onward chain.



## Property Description

### ENTRANCE HALL

Front door with double glazed window to side, door to small garage, radiator, engineered maple flooring.

### BEDROOM 4

12' 2" into recess x 8' 2" (3.71m x 2.49m) Double glazed door to rear garden, built in wardrobes, radiator, fitted carpet

### UTILITY ROOM

8' 1" x 4' 3" (2.46m x 1.3m) Double glazed door and window to garden, fitted wall and base units with work surfaces, stainless steel sink unit, space for washing machine, radiator, tiled flooring

### CLOAKROOM

Double glazed window to rear, w.c, tiled walls and flooring.

### SHOWER ROOM

Shower unit, wash basin, tiled walls and flooring.

### FIRST FLOOR

### LOUNGE

18' 1" x 15' 7" narrowing to 12' 8" to stairs (5.51m x 4.75m) Double glazed windows to front, storage unit, radiator, sanded engineered maple flooring, archway to dining area.

### DINING AREA

8' 5" x 8' 5" (2.57m x 2.57m) Double glazed window to rear radiator, sanded engineered maple flooring, archway to kitchen.

### KITCHEN

8' 11" x 6' 11" (2.72m x 2.11m) Double glazed window





to rear, fitted wall and base units with work surfaces, built in electric oven and gas hob with stainless steel chimney hood, integrated microwave and dishwasher, space for fridge freezer, tiled flooring.

## SECOND FLOOR

### LANDING

Access to loft space, fitted carpet.

### BEDROOM 1

13' 6" to fitted wardrobes x 9' 6" (4.11m x 2.9m) Double glazed window to front, fitted wardrobes with mirrored doors, radiator, laminate flooring.

### BEDROOM 2

11' 3" x 9' 7" (3.43m x 2.92m) Double glazed window to rear, radiator, laminate flooring

### BEDROOM 3

10' 0" into recess x 5' 11" (3.05m x 1.8m) Double glazed window to front, built in storage cupboard, radiator, laminate flooring.

### BATHROOM

7' 8" x 5' 9" (2.34m x 1.75m) Double glazed window to rear, contemporary white suite comprising panelled bath with shower attachment, wash basin with storage under, shower unit, w.c, heated towel rail, tiled flooring



### OUTSIDE

Easy maintenance rear garden measuring approximately 29', two patio areas with outside light and tap, artificial grass, shed.

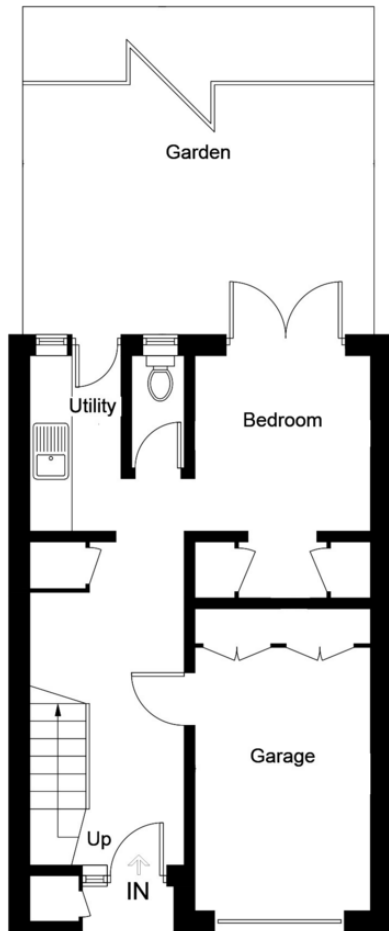
Own driveway leads to integral small garage measuring 13' 6" x 8' 3"

Preliminary details, awaiting validation

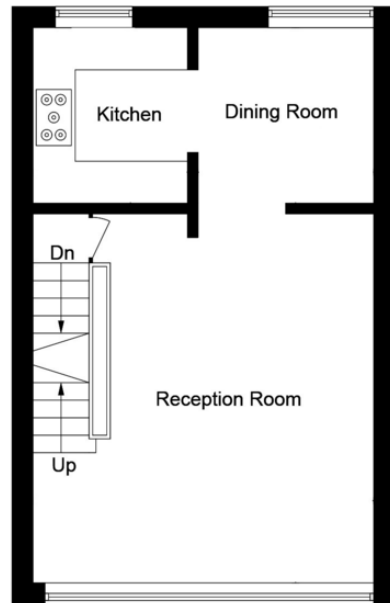


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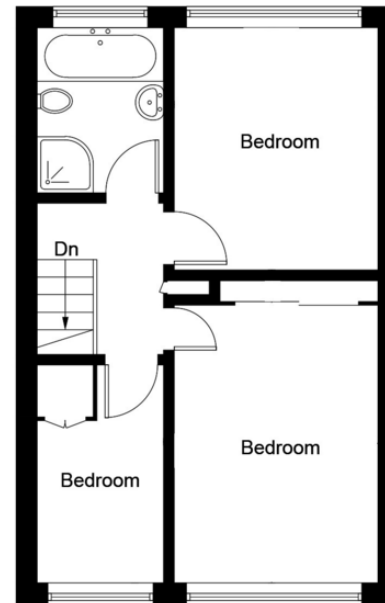
Approximate Gross Internal Area = 114.5 sq m / 1232 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**



**Second Floor**

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 on behalf of Bernard Skinner (ID747375)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	69   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

