

# Bernard Skinner



87 Crown Woods Way, Eltham, SE9 2NL

Guide Price £800,000

- Prominent corner plot
- 4 Double bedroom semi
- Potential To Extend STPP
- Drive-in and garage to rear

Built in the 1930's, with only two families having been in residence, this substantial purpose built four bedroom mock Tudor style semi-detached house on a prominent corner plot in this popular road at sought-after Eltham Heights. Plenty of potential to extend to side and rear stpp. The price reflects the somewhat dated condition and offers the opportunity to improve to own taste. With a 94' sunny South Westerly garden, the property is situated within half a mile or so of Falconwood Station, Stationers Crown Woods Academy and Avery Hill park.



## Property Description

### ENTRANCE HALL

16' 8" x 9' 5" (5.08m x 2.87m) Original oak front door, understairs cupboard, wood panelling, brick chimney breast, radiator, fitted carpet.

### LIVING ROOM

14' 2" x 12' 5" into recess (4.32m x 3.78m) Double glazed window to front, fitted carpet, open plan to:-

### DINING AREA

15' 11" into recess x 12' 11" (4.85m x 3.94m) French doors to garden, fitted carpet.

### KITCHEN

10' 6" x 10' 4" (3.2m x 3.15m) Double glazed windows to side and rear, fitted wall and base units, space for dishwasher, stainless steel sink unit, vinyl flooring.

### LOBBY

Cupboard housing boiler, space for appliances, double glazed door to garden, quarry tiled floor.

### CLOAKROOM

Windows to side, wash basin, wc, radiator, vinyl flooring.

### FIRST FLOOR

#### SPACIOUS LANDING

Loft access with retractable ladder, built in cupboard, radiator, fitted carpet.

#### BEDROOM 1

15' 11" into recess x 12' 1" (4.85m x 3.68m) Double glazed window to rear, radiator, fitted carpet.



#### BEDROOM 2

13' 9" x 12' 4" (4.19m x 3.76m) Double glazed window to front, radiator, fitted carpet.

#### BEDROOM 3

14' x 8' 5" (4.27m x 2.57m) Two double glazed windows to front, radiator, fitted carpet.

#### BEDROOM 4

11' 2" x 10' 8" (3.4m x 3.25m) Double glazed window to rear, radiator, fitted carpet.

#### SHOWER ROOM

Double glazed window, double shower unit, wash basin with storage, part tiled walls, heated towel rail, tiled floor.

#### SEPARATE WC

Double glazed window side, wc, vinyl flooring.

#### OUTSIDE

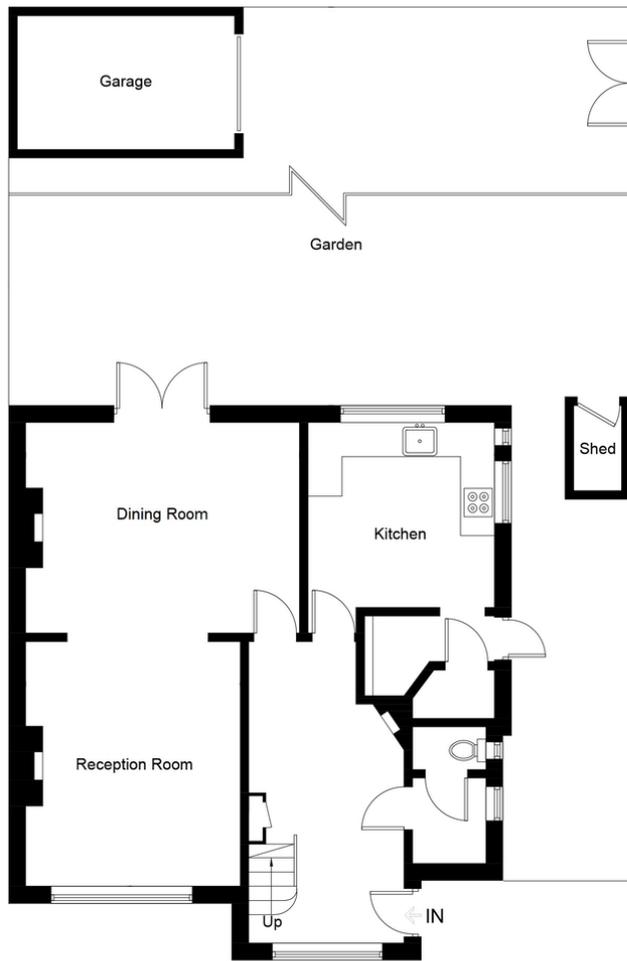
The sunny South Westerly rear garden measures approximately 94' x 38', lawned, flower and shrub borders, paved patios, outside tap and light, gated side access and double gates to rear, leading to:-

Hardstanding for parking and detached garage 16' 10" x 8' 11".

Lawned front garden

Preliminary detail - awaiting validation.

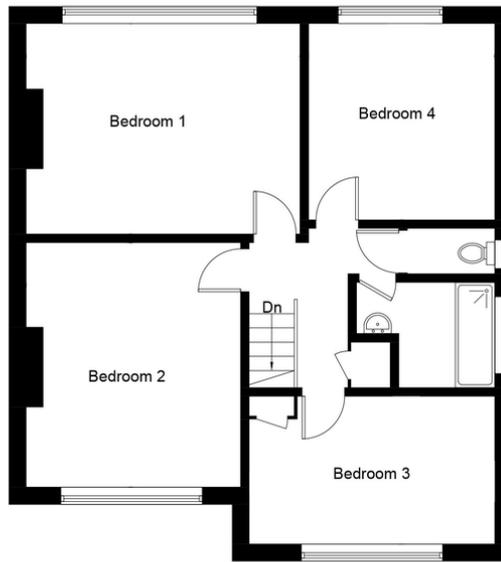




**Ground Floor**

## Crown Woods Way London, SE9

Approximate Gross Internal Area  
141.9 sq m / 1527 sq ft  
(Excluding Garage / Shed)



**First 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 (ID767980)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	65   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

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