

# Bernard Skinner

KINGS ORCHARD, ELTHAM SE9 5TJ

GUIDE PRICE £1,090,000





A substantial detached house built in 1952, in a popular, quiet, tree lined road with no through access, situated in a conservation area, with Eltham High Street immediately to hand and Eltham station just over half a mile away. Offering sizeable accommodation throughout with two reception rooms and three bedrooms, master bedroom with ensuite shower room, there is a smashing, established rear garden which measures 170' x 77' narrowing to 52' with a useful and very spacious summerhouse. With some original features including oak flooring, there is more than ample parking, detached garage and an electric charging point. In the current household for over three decades, this is a super family home in a central location.



## PORCH

Electric charging point, part glazed door to:-

## ENTRANCE HALL

15' 10" x 11' 4" (4.83m x 3.45m) Upvc window to front, further picture window to side on the half landing, understairs cupboard, radiator, wood flooring.

## RECEPTION 1

15' 10" x 11' 4" (4.83m x 3.45m) Double aspect with casement doors to the garden and upvc window to side, two radiators, original oak flooring.

## RECEPTION 2

15' 10" x 11' 11" into recess (4.83m x 3.63m) Double aspect with upvc windows to front and side, wooden fire surround with multi fuel burner, double doors to entrance hall, two radiators, original oak flooring.

## KITCHEN

11' 5" x 8' 7" at widest point (3.48m x 2.62m) Upvc window to rear, fitted wall and base units, space for washing machine, dishwasher and American fridge/freezer, built in double oven, hob and stainless steel chimney hood, cupboard housing boiler, part tiled walls, tiled floor, part glazed door to garden.

## CLOAKROOM

Upvc window to side, wc, wash basin, built in cupboard, tiled floor.



## FIRST FLOOR

### LANDING

Walk in shelved storage cupboard, loft access, fitted carpet.

### BEDROOM 1

15' 10" x 11' 11" narrowing to 8'3 (4.83m x 3.63m) Upvc window to front, fitted wardrobes to one wall, radiator, fitted carpet.







### **ENSUITE SHOWER**

Shower unit, wash basin with fitted storage, heated towel rail, laminate flooring.

### **BEDROOM 2**

11' 5" x 10' 2" (3.48m x 3.1m) Double aspect with upvc windows to side and rear, fitted wardrobes to one wall with drawer unit, radiator, air conditioning unit, fitted carpet, fixed steps to useful loft space.

### **BEDROOM 3**

11' 5" into recess x 8' 2" (3.48m x 2.49m) Upvc window to rear, radiator, fitted carpet.

### **BATHROOM**

8' 0" x 5' 4" (2.44m x 1.63m) upvc window to side, white suite comprising tile panelled bath with mixer and handshower, shower unit, wash basin, fitted storage cupboards, fully tiled walls, heated towel rail, tiled floor.

### **SEPARATE WC**

Upvc window to side, wc, wash basin, radiator, part tiled walls, laminate flooring.

### **LOFT AREA**

Velux window to side, radiator, fitted carpet, two eaves storage cupboards

### **OUTSIDE**

The mature and secluded, well stocked rear garden measures approximately 172' x 77' at the rear and narrowing to 52' at the back of the house. laid to lawn, with established trees and shrubs, arbour with wisteria, mature trees, outside tap, two timber sheds with light and power, two paved patios, outside lights, gated access to either side of property.

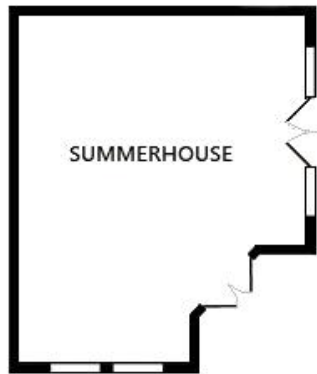
Summerhouse measures approximately 19' narrowing to 12'9 x 15'10, with two sets of double doors, light and power and laminate flooring.

Own driveway and frontage providing parking for up to 4 vehicles, leads to:-

Detached garage 18'2 x 7'9, light and power, Butler sink, fitted storage.

Council tax band: E

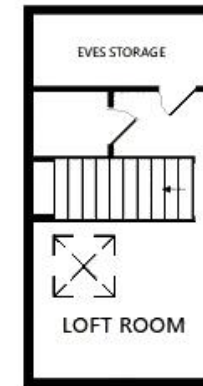
Tenure: Freehold



GROUND FLOOR  
APPROX. FLOOR  
AREA 94.8 SQ.M.  
(1020 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 56.3 SQ.M.  
(606 SQ.FT.)



2ND FLOOR  
APPROX. FLOOR  
AREA 18.8 SQ.M.  
(202 SQ.FT.)

TOTAL APPROX. FLOOR AREA 169.8 SQ.M. (1827 SQ.FT.)

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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22 Well Hall Road, Eltham, London,  
SE9 6SF

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

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