

Bernard Skinner



1 West Hallows, Mottingham, SE9 4EY

Asking Price Of £725,000

- Substantial three bedroom semi
- Extensive corner plot
- Plenty of potential to update/extend stpp
- Garage/carport and parking

Plenty of potential with this sizeable three bedroom semi-detached house on a substantial corner plot in a commanding position on a popular side road road facing a green. In the current household for over four decades, the property affords the opportunity to update to own taste and possibly extend subject to the usual planning consents. With gardens to the front, side and rear, there is a detached garage and car port via double gates and plenty of parking. Situated under half a mile from Mottingham station and a variety of local shops/cafe's, the property has the benefit of no onward chain.



Property Description

ENTRANCE HALL

Composite front door, upvc window to side, radiator, understairs cupboard, fitted carpet.

THROUGH LIVING ROOM

26' 3" into bay x 13' 7" narrowing to 12' (8m x 4.14m)
Upvc bay window to front overlooking the green, three radiators, built in cupboard to recess, fitted carpet, doors to conservatory.

KITCHEN

8' 9" x 7' 10" (2.67m x 2.39m) Upvc window to side, fitted wall and base units, 1.5 bowl sink unit, built in double oven, hob and cooker hood, integrated fridge, part tiled walls, laminate flooring, archway to:-

CONSERVATORY

19' 2" x 8' 1" (5.84m x 2.46m) Upvc windows with fitted blinds to ceiling and windows, aluminium double glazed door to garden, cupboard housing washing machine, dishwasher and freezer, radiator.

CLOAKROOM

Upvc window to side, wc., wash basin and fitted storage, radiator, part tiled walls, vinyl flooring.

FIRST FLOOR

LANDING

Upvc window to side, loft access, fitted carpet.

BEDROOM 1

13' 8" into bay x 10' to wardrobes(4.17m x 3.05m) Upvc bay window overlooking the green, fitted wardrobes to one wall with dressing table, radiator, fitted carpet.





BEDROOM 2

12' 10" including wardrobe space x 11' 10" (3.91m x 3.61m) Double glazed window to rear, built in shelved cupboard, radiator, fitted carpet.

BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) Upvc window to front, radiator, fitted carpet.

BATHROOM

7' 10" x 7' 9" including cupboard space (2.39m x 2.36m) Two upvc windows to side, white suite comprising panelled bath with mixer and hand shower, wash basin and wc with fitted storage, heated towel rail, cupboard housing boiler, part tiled walls, vinyl flooring.



OUTSIDE

The property is situated on a corner plot, the rear garden measuring approximately 75' in width including the full width of the house and the driveway x 58' in depth at midpoint, lawned areas, established trees and shrubs, greenhouse, outside tap and light.

Double gates lead to paved area providing parking for several vehicles and access to detached garage with pitched roof measuring approximately 15' 8" x 8' 7" with light, power and up and over door, carport to side of garage.

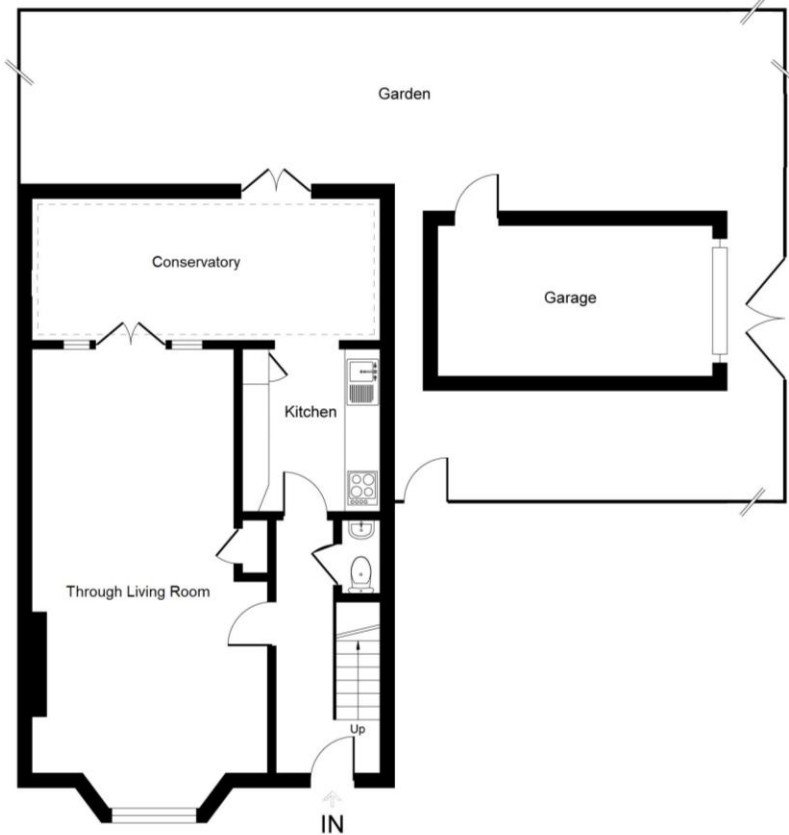


Front garden measures approximately 55' including full width of house x 36' in depth, two lawned areas, established shrubs and trees, gated side access.

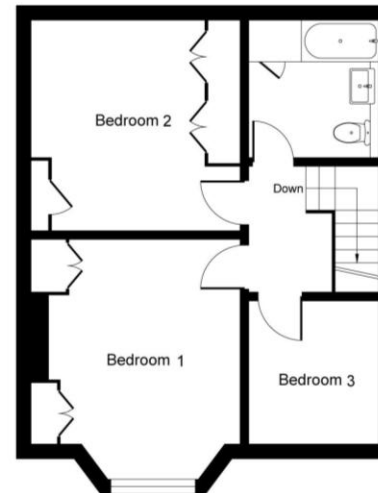
Tenure: Freehold

Council tax band: E

Approximate Gross Internal Area = 107 sq m / 1156 sq ft
 Approximate Garage Internal Area = 14 sq m / 134 sq ft
 Approximate Total Internal Area = 121 sq m / 1290 sq ft



Ground Floor



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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