

# Bernard Skinner

MOTTINGHAM ROAD, MOTTINGHAM SE9

GUIDE PRICE £775,000





Built at the turn of the 20th century, this impressive five bedroom semi-detached house has many original features of the era, including high ceilings, picture rails, some original fireplaces and a curved staircase with sizeable landing and hallway. Offered with three good sized reception rooms, there is a ground floor cloakroom and plenty of built in storage. With plenty of light provided by a large feature skylight, there are original doors to the ground floor and a sunny South facing garden measuring 95'. Situated within a few hundred yards of Eltham College, there a variety of shops similar distance in the village. Offered with no onward chain, why not take a look at this substantial family home providing plenty of character, with an opportunity to update to your own taste.



#### **ENTRANCE PORCH**

Original front door, fitted carpet, glazed door to:-

#### **SPACIOUS ENTRANCE HALL**

Understairs cupboard, built in cupboard, original doors and door furniture, radiator, fitted carpet, beautiful original curved staircase.

### **FRONT RECEPTION ROOM**

16' 2" x 11' 9" plus recesses (4.93m x 3.58m) Double glazed window to front, two radiators, fitted carpet.

### **REAR RECEPTION ROOM**

16' 8" into bay x 12' 8" (5.08m x 3.86m) Bay window with original French doors to the garden, two radiators, fire surround with open hearth, picture rail, fitted carpet.

### **BREAKFAST ROOM**

11' x 9' 5" Irregular shape (3.35m x 2.87m) Window to side, original half dresser, larder cupboard, original ceiling airer, original mantel and fire surround housing floor standing boiler, radiator, fitted carpet, door to:-

### **KITCHEN**

11' 9" x 7' 4" (3.58m x 2.24m) Double glazed window rear and further window to side, fitted wall and base units, built in double oven, hob and cooker hood, integrated dishwasher, space for washing machine, 1.5 bowl sink unit, radiator, vinyl flooring, part glazed door to garden.

### **CLOAKROOM**

Window to side, wc, wash basin.

### **FIRST FLOOR**

### **VERY SPACIOUS U SHAPED LANDING**

Large skylight, 3 built in cupboards, radiator, fitted carpet.



### **BEDROOM 1**

14' 6" x 11' 1" (4.42m x 3.38m) Double glazed window to rear, radiator, picture rail, fitted carpet.

### **BEDROOM 2**

12' 9" x 12' 3" plus recess (3.89m x 3.73m) Double glazed window to front, radiator, picture rail, fitted carpet.







### **BEDROOM 3**

11' 5" x 7' 5" at widest points (3.48m x 2.26m)  
Double glazed window to front, original cast iron fire surround, picture rail, radiator, fitted carpet.

### **BEDROOM 4**

9' 3" x 8' at widest points (2.82m x 2.44m) Double glazed window to rear, radiator, picture rail, fitted carpet.

### **BEDROOM 5**

8' x 6' at widest points (2.44m x 1.83m) Double glazed window to side, original cast iron fire surround, picture rail, fitted carpet.

### **BATHROOM**

Window to side, suite comprising panelled bath, pedestal wash basin, radiator.

### **SEPARATE WC**

Window to side, wc.

### **OUTSIDE**

The sunny, South facing rear garden measures approximately 95', laid to lawn with well established flower and shrub borders, timber shed, outside tap and light, gated side access.

Paved frontage providing parking

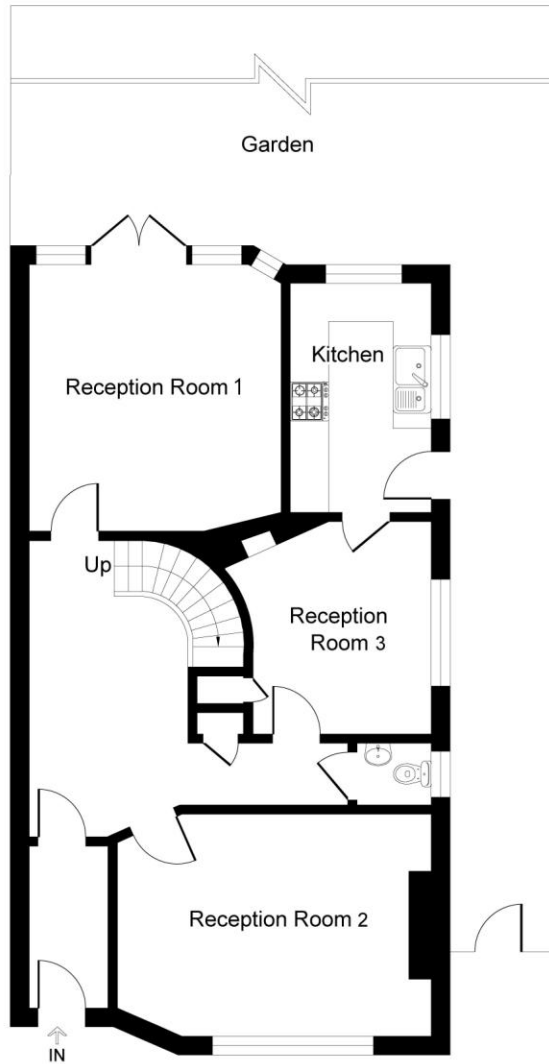
Council tax band: F

Tenure: Freehold

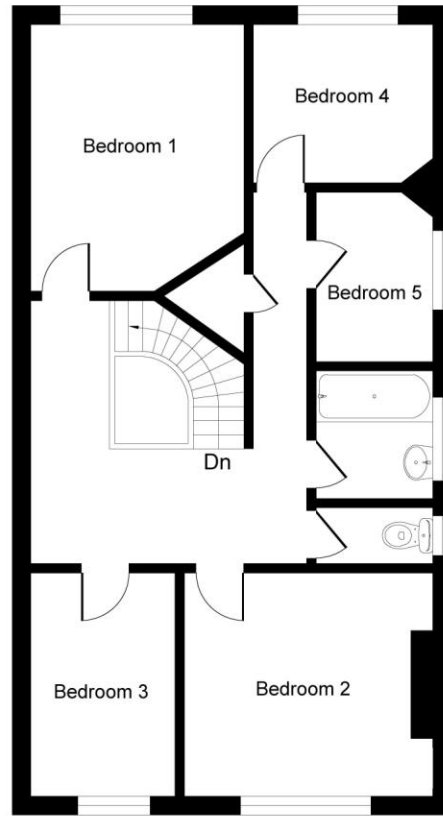


# Mottingham Road, SE9

Approximate Gross Internal Area  
152.8 sq m / 1645 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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