

Bernard Skinner



- Four bedroom end terrace town house
- Versatile accommodation
- No chain
- Half a mile St. Mary's primary school

84 Oakways, Eltham, SE9 2NZ

Guide Price £475,000

Sometimes underestimated and offering more than meets the eye, this deceptively spacious end of terrace town house is situated in a quiet cul de sac and has versatile accommodation spread over three floors, which could suit a family with a dependant relative. In the current household for more than five decades, with four bedrooms and spacious living accommodating, there is a bedroom, cloakroom and utility room to the ground floor, coupled with an integral garage which could be converted subject to planning permission. Providing an opportunity to update to own taste the property is clean and tidy and very light and airy. With a well tended and secluded rear garden and own driveway, there is no onward chain. Situated within a few hundred yards of the Green Chain Walk leading through to extensive parkland at Avery Hill, the area is well served by bus routes close to hand on Bexley Road, Eltham High Street is half a mile and the station a little further. We hold keys, why not take a look!



Property Description

PORCH

Built in store cupboard.

ENTRANCE HALL

Part glazed front door with window to side, understairs cupboard and cloaks cupboard, fitted carpet, door to garage, stairs to first floor.

BEDROOM 4

9' 2" x 8' 1" (2.79m x 2.46m) UPVC French doors leading to garden, cupboard housing boiler for warm air heating system, tiled flooring.

CLOAKROOM

UPVC window to rear, wc.,

UTILITY ROOM

9' 1" x 4' 3" (2.77m x 1.3m) UPVC window and door to garden, space for washing machine, Butler sink, built in cupboard, vinyl flooring.

FIRST FLOOR

LANDING Fitted carpet, door to:-

LIVING ROOM

17' 5" x 15' including stairs UPVC windows to front, wood flooring, through to:-

DINING ROOM

8' 8" x 8' 4" (2.64m x 2.54m) UPVC window to rear, wood flooring, breakfast bar, through to:-

KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m) UPVC window to rear, fitted wall and base units, freestanding cooker with cooker hood over, 1.5 bowl sink unit, part tiled walls,





tiled flooring.

SECOND FLOOR

LANDING

Loft access, airing cupboard housing lagged cylinder, fitted carpet.

BEDROOM 1

13' 10" x 9' 6" (4.22m x 2.9m) UPVC window to front, built in wardrobe, fitted carpet.

BEDROOM 2

11' 3" x 9' 6" (3.43m x 2.9m) UPVC window to rear, built in wardrobe, fitted carpet.

BEDROOM 3

10' 9" narrowing to 7' 9" x 5' 11" (3.28m narrowing to 2.36 x 1.8m) UPVC window to front, fitted carpet.

BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m) UPVC window to rear, white suite comprising bath with mixer tap and hand shower, separate shower unit over, wc., wash basin with fitted storage, heated towel rail, part tiled walls, tiled flooring.

OUTSIDE

The well tended and established rear garden measures approximately 40', mainly laid to lawn, patio area, flower borders, shrubs and trees, outside tap, gated side access.

Integrated garage with light and power, own driveway.

Oakways. SE9

Total area: Approx. 1240.3 sq. feet (115.2 sq metres)

Tenure: Freehold

Council Tax Band: D



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		81 B
69-80	C		
55-68	D	66 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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