

Bernard Skinner



27 Oaktree Gardens, New Eltham, SE9 3GA

Offers In Excess Of £400,000

- Detached coach house built 2013
- All accommodation on the first floor
- Two bedrooms
- En-suite shower room

Built in 2013, this super, detached, coach house, part of a small development, is situated in a quiet cul de sac, has the benefit of a garage, solar panels, en-suite bathroom, loft space and a balcony overlooking the green. The accommodation is laid out on the first floor and all rooms lead off a spacious hallway, with a light and airy L shaped reception room with French doors opening out to a sunny balcony with South Easterly aspect, perfect for al fresco dining! The well proportioned main bedroom has his and hers fitted wardrobes and an ensuite and there is a sizeable second bedroom and further bathroom. New Eltham station is situated a mile away, Montbelle primary school is just under half a mile away, with Edgebury primary school a little further 0.7 miles away and the area is well served by bus routes on Green Lane. This is a rare opportunity to purchase a home, all on one floor in a detached building with no neighbours above or below. Why not take a look and see for yourself!



Property Description

ENTRANCE HALL

Part glazed UPVC front door, radiator, fitted carpet, stairs leading to:-

FIRST FLOOR

LANDING

10' 6" at longest x 6' 1" at widest (3.2m x 1.85m)
Storage cupboard, radiator, fitted carpet, loft access.

LOUNGE

14' 9" x 10' 6" (4.5m x 3.2m) French doors to balcony with windows to side, fitted carpet, radiator.

DINING AREA

9' 4" x 8' 8" (2.84m x 2.64m) Upvc window to front, fitted carpet, radiator.

KITCHEN

8' 6" x 6' (2.59m x 1.83m) Upvc window to front, fitted wall and base units, built in oven, hob and hood, integrated washing machine and dishwasher, stainless steel sink unit, space for fridge freezer, wall mounted boiler, vinyl flooring.

BEDROOM 1

14' 11" narrowing to 11' 2" x 11' 1" (4.55m x 3.38m)
Upvc window to front, fitted his and hers wardrobes, fitted carpet, radiator.

EN SUITE SHOWER ROOM

7' 9" x 3' 10" (2.36m x 1.17m) Double shower unit with glass doors, wash basin, w.c., fully tiled walls, vinyl flooring, radiator.





BEDROOM 2

11' 4" x 8' 2" narrowing to 6' 2" (3.45m x 2.49m) Upvc window to rear, fitted carpet, radiator.

BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, wash basin, w.c., fully tiled walls, vinyl flooring, heated towel rail.

BALCONY

11' 2" x 5' 4" (3.4m x 1.63m) Sunny South Easterly facing balcony overlooking the green



OUTSIDE

Flower bed to rear of property, measures 36' x 5'.

Integrated garage which is L Shaped and measures 18' 11" narrowing to 8' 7" x 15' 1" narrowing to 10' 6", under stairs cupboard, light and power.

Parking for two cars to the front of the garage

Tenure: Freehold

Service charge: Year end January 2024 approximately £391.68 per annum

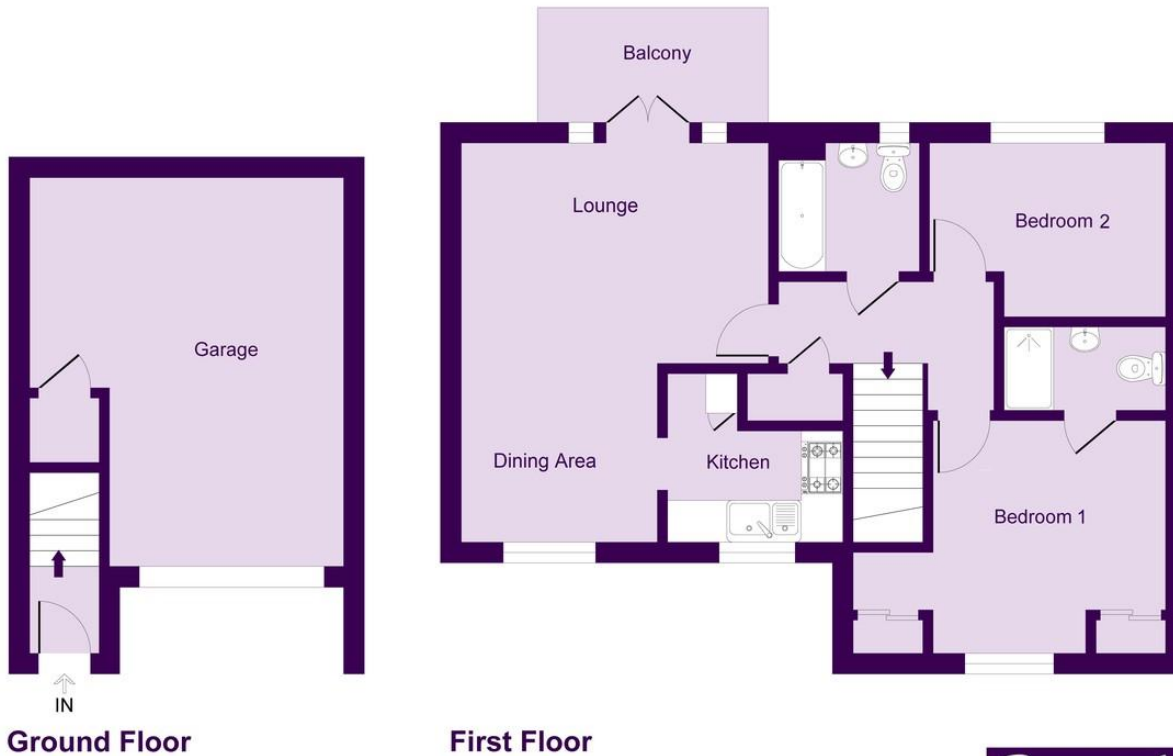
Council Tax Band: C

Freehold of the two other integrated garages which belong to the property and are on a 999 year lease from 2013.



Oaktree Garderns, SE9

Total area: Approx. 1018.0 sq. feet (94.5 sq metres)



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	81 B	81 B
69-80	C		
55-68	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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