

Bernard Skinner



79 Strongbow Crescent, Eltham, SE9 1DW

Guide Price £400,000 - £425,000

Situated so conveniently for Eltham station, within a few hundred yards and Eltham High Street just a little further, this clean and tidy two bedroom semi-detached house offers the potential to update to own taste and has no onward chain. Overlooking a green to the front, the crescent enjoys many greens and established trees and shrubs, offering a leafy outlook. With the main reception to the front and a smaller reception to the rear, there are two double bedrooms, upvc double glazing and gardens front and rear with the rear garden benefitting from a sunny Westerly aspect. Just a hop, skip and a jump from a variety of shops, cafe's and restaurants and well served by a selection of highly regarded primary schools, this is a super first time purchase or downsize property in a hot spot close to all amenities. Why not take a look, we hold keys!

- Two bedroom semi
- All amenities immediately to hand
- No chain
- Update to own taste



Property Description

ENTRANCE HALL

Upvc front door, radiator, laminate flooring.

RECEPTION 1

15' 2" narrowing to 12' 6" x 10' 10" (4.62m x 3.3m)
Upvc window to front overlooking a green, radiator, fire surround, fitted carpet.

RECEPTION 2

12' 2" x 6' (3.71m x 1.83m) Upvc glazed door to garden, radiator, tiled floor.

KITCHEN

12' 2" x 7' 8" narrowing to 5' 8" (3.71m x 2.34m)
Upvc window to rear, fitted wall and base units, stainless steel sink unit, cupboard housing boiler, part tiled walls, meter cupboard, tiled floor.

FIRST FLOOR

LANDING

Upvc window to side, loft access, fitted carpet

BEDROOM 1

14' 4" into recess x 12' 2" including wardrobes (4.37m x 3.71m) Upvc window to front, overlooking green, fitted wardrobes, radiator.

BEDROOM 2

12' 2" x 9' 6" (3.71m x 2.9m) Upvc window to rear, built in cupboard, radiator.





BATHROOM

9' 2" x 4' 4" (2.79m x 1.32m) Upvc window to rear, white suite comprising panelled bath, wash basin with fitted storage, wc., tiled splashbacks, radiator, vinyl flooring.

OUTSIDE

The sunny, Westerly facing rear garden measures approximately 35', lawned area, flower and shrub borders, timber shed, outside tap, gated side access.



Front garden with variety of shrubs and flowers

Residents permit parking - on street

Tenure: Freehold

Council tax band: C



Strongbow Crescent, SE9

Total area: Approx. 809.7 sq. feet (75.2 sq metres)



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		86 B
69-80	C	71 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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