

Bernard Skinner



Bernard
Skinner
020 8859 3033
FOR SALE

78 Congreve Road, Eltham, SE9 1LN

Guide Price £525,000

- Charming 3 bedroom cottage style property
- Recent double glazing and patio
- Bi-fold doors from living room
- 18' 7" Master bedroom

So much character and charm offered by this stunning and sizeable, double-fronted cottage-style property on the popular Progress conservation area, known for its individual architecture, winding roads and plentiful greens. Conveniently located within half a mile of Deansfield primary school, variety of local shops and bus routes and Eltham station just a little further. This delightful three bedroom house is oozing a wealth of features and benefits recently installed double glazing throughout with bi-folding doors to the main reception and a master bedroom 18' x 11'. With tasteful décor and bathroom with slipper bath, there are traditional style radiators and a pretty rear garden with recently paved patio and pergola. This is an exceptional property of a high calibre and very worthy of an early viewing!



Property Description

ENTRANCE HALL

Upvc front door, upvc window to front, built in cupboard, radiator, tiled flooring.

LOUNGE

16' 5" x 11' 2" into recess (5m x 3.4m) Bi-folding doors to the garden, fireplace housing wood burner, wall lighting to recess, radiator, laminate flooring.

DINING ROOM

11' 11" into recess x 10' 6" (3.63m x 3.2m) Upvc window to front, radiator, laminate flooring.

KITCHEN

13' 2" x 9' 8" (4.01m x 2.95m) Upvc leaded light window and upvc stable door to garden, fitted wall and base units, worksurfaces, Butler sink, range cooker with hood over, integrated dishwasher, space for washing machine, part tiled walls, wall mounted boiler, larder cupboard, tiled flooring.



FIRST FLOOR

LANDING

Sky light, painted floorboards, loft access

BEDROOM 1

18' 7" x 11' 1" into wardrobes (5.66m x 3.38m) Upvc leaded light window to rear, fitted wardrobes to one wall and eaves storage cupboards, radiator, fitted carpet.



BEDROOM 2

10' 10" into recess x 10' into dormer (3.3m x 3.05m) Upvc window to front, built in cupboard, radiator, painted floorboards.

BEDROOM 3

9' 8" x 6' 5" into recess (2.95m x 1.96m) Upvc leaded light window to rear, radiator, fitted carpet.

BATHROOM

6' 3" x 6' 3" into recess (1.91m x 1.91m) Upvc leaded light window to rear, slipper bath with mixer tap, hand shower and separate shower over, high level w.c, wash basin, fully tiled walls, radiator, tiled flooring.



OUTSIDE

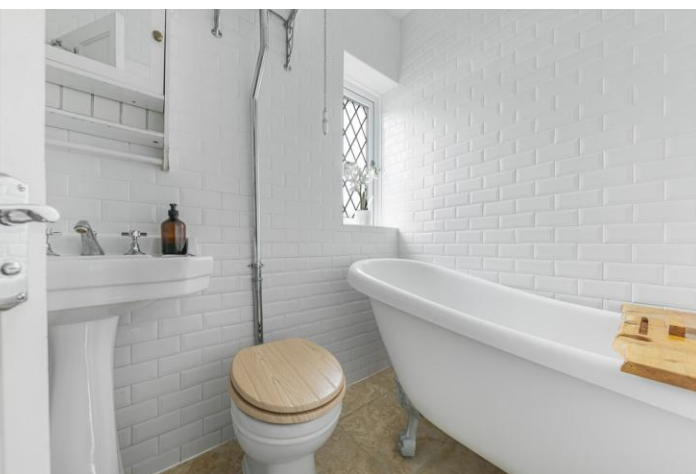
The rear garden measures approximately 24' at mid point, laid to lawn, patio area with pergola and grapevine, flower borders, outside tap, shed.

Front garden - Traditional picket fence to front laid to lawn with flower borders.

Double gates lead to off street parking

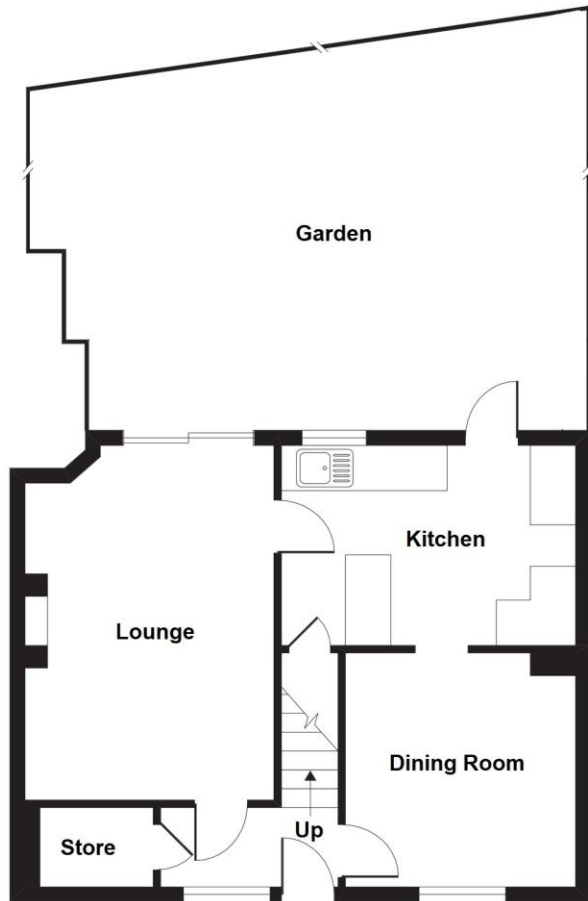
Tenure - Freehold

Council Tax Band - D - £1,920.36

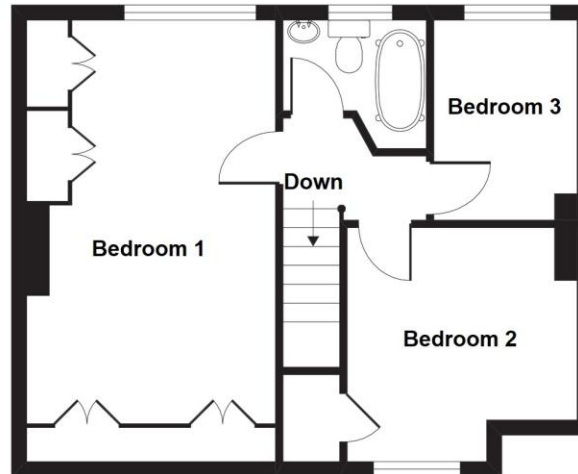


Congreve Road, Eltham , SE9

APPROX. GROSS INTERNAL FLOOR AREA 936 SQ FT 86.9 SQ METRES



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 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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