

Bernard Skinner



52 Blunts Road, Eltham, SE9 1HU

Guide Price £600,000

- Well presented Victorian terrace
- Wealth of original features
- Three bedrooms
- Ground floor bathroom

Very conveniently located within immediate access of Eltham High Street and with Eltham station around half a mile away or so, there are a variety of highly regarded primary schools including Eltham C of E and St. Marys RC primary school, again both within half a mile. This three bedroom Victorian terrace, with a cellar, has a wealth of features, two reception rooms and a ground floor bathroom as well as an ensuite shower room to the first floor. With the benefit of a conservatory and an easy maintenance garden measuring approximately 48', this, we believe is a super family home, with no onward chain.



Property Description

ENTRANCE PORCH Black and white floor tiling to entrance path and porch

ENTRANCE HALL

Original front door, original ceiling cornice, picture rail, understairs cupboard, radiator, dado rail, wood flooring.

LOUNGE

14' 10" into bay x 12' 1" into recess (4.52m x 3.68m)
Upvc bay window to front, wooden fire surround with cast iron and tiled inset and hearth, picture rail, original ceiling cornice, fitted cabinets and shelving to both recesses, two radiators, varnished floorboards.

DINING ROOM

12' x 10' 5" (3.66m x 3.18m) French doors to conservatory, wooden fire surround and tiled hearth, original ceiling cornice and picture rail, cupboard to recess, original cabinet and shelving, stripped floorboards, radiator, casement doors to conservatory.

KITCHEN

10' 10" x 7' 5" (3.3m x 2.26m) Upvc windows to side and rear, cream fronted wall and base units, built in double oven and hob with hood over, 1.5 bowl sink unit, space for dishwasher, part tiled walls, wall mounted boiler, radiator, tiled floor.

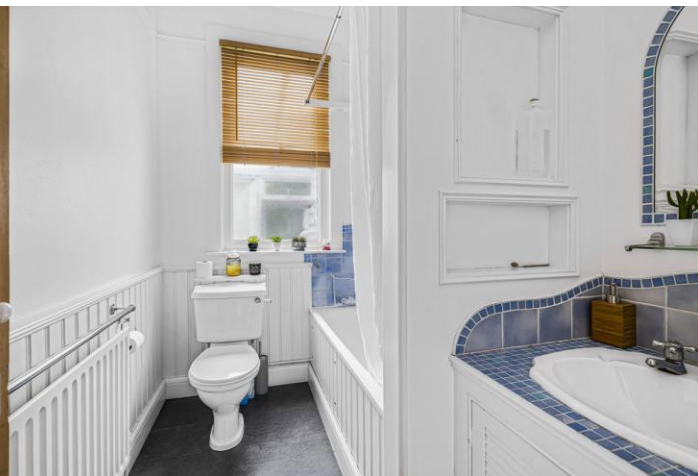
CONSERVATORY

9' 10" x 8' 7" (3m x 2.62m) Upvc double glazed, radiator, laminate flooring.

BATHROOM

8' 4" x 5' 8" (2.54m x 1.73m) Upvc window to rear, white suite comprising panelled bath with mixer tap and handshower, wash basin, wc, radiator, vinyl flooring.





CELLAR

FIRST FLOOR

LANDING

Loft access with retractable ladder, picture rail, striped doors, fitted carpet.

BEDROOM 1

14' 10" into bay x 11' 10" into bay (4.52m x 3.61m)
Upvc bay window to front, original cast iron fire surround and ceiling cornice, fitted and built in cupboards, two radiators, laminate flooring.



ENSUITE SHOWER ROOM

6' 8" x 5' 2" (2.03m x 1.57m) Upvc window to front, shower unit, wc., pedestal wash basin.

BEDROOM 2

12' x 8' 4" (3.66m x 2.54m) Upvc window to rear, original cast iron fire surround, picture rail, radiator, varnished floorboards.

BEDROOM 3

8' 4" x 7' 10" (2.54m x 2.39m) Upvc window to rear, original cast iron fire surround, picture rail, radiator, fitted carpet.



OUTSIDE

The rear garden measures approximately 48', laid out lawn, patio area, timber shed, outside tap.

Tenure: Freehold

Council Tax band: D - £1920.36pa

Preliminary detail - awaiting validation

Blunts Road, SE9

Total area: Approx. 1189.8 sq. feet (110.5sq metres)



Cellar

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



Highest broadband speed available: 1000Mbps
Download & 220Mbps Upload with Openreach and
Virgin Media. Checked on checker.ofcom.org.uk

Mobile service - EE, O2, Vodafone show likely service
and Three Limited for voice and for data EE, O2,
Vodafone show likely service and Three Limited.
Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bemardskinner.co.uk
020 8859 3033
mail@bemardskinner.co.uk

