

# Bernard Skinner



29 Shirebrook Road, Kidbrooke, SE3 8LS

Guide Price £500,000

- Three bedroom semi
- No onward chain
- Potential to extend stpp
- Through living room

Plenty of potential with this sizeable three bedroom semi with Sunny, West facing rear garden. Well presented throughout, the property has scope to extend stpp with it's wider than average sideways. With a substantial through living room and a conservatory, there is parking for at least two vehicles. In the current household for over five decades, the property is conveniently located for bus routes, within half a mile and Kidbrooke station just under a mile away. With no onward chain, why not take a look, we hold keys!





## Property Description

### ENTRANCE HALL

Part glazed UPVC front door and window to side, understairs cupboard, fitted carpet and radiator.

### THROUGH LIVING ROOM

23' 5" x 12' (7.14m x 3.66m) UPVC window to front and patio doors to conservatory, fire surround, fitted carpet and two radiators.

### KITCHEN

9' 10" x 6' (3m x 1.83m) UPVC windows to side and rear, wall and base units with built in oven, hob and hood, stainless steel sink unit, space for washing machine, fridge, and freezer, part tiled walls, wall mounted boiler, tiled flooring.

### CONSERVATORY

9' 9" x 6' 9" (2.97m x 2.06m) French doors to garden, power and light, tiled flooring.

### FIRST FLOOR

#### LANDING

UPVC window to side, loft access, fitted carpet.

#### BEDROOM 1

10' 3" x 9' 11" to wardrobe (3.12m x 3.02m) UPVC window to rear, fitted wardrobes to one wall, fitted carpet, radiator.

#### BEDROOM 2

12' 10" x 8' 3" (3.91m x 2.51m) UPVC window to front, fitted carpet and radiator.

#### BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m) UPVC window to front, built in airing cupboard, fitted carpet, radiator.

#### SHOWER ROOM

UPVC window to side, double shower unit, wash basin with fitted storage, fully tiled walls, heated towel rail, vinyl flooring.







SEPERATE W.C.  
UPVC window to side, w.c., part tiled walls, vinyl flooring.

**OUTSIDE**  
The very well tended, West facing rear garden measures approximately 49' with patio area, laid to lawn with flower borders, timber shed, greenhouse, outside lighting with an impressive original,old style street lamp still in working order, outside tap.

Double gates to side access measuring approximately 19ft x 10ft.

Off street parking for two cars



Lawned area

Tenure: Freehold

Council tax band: D

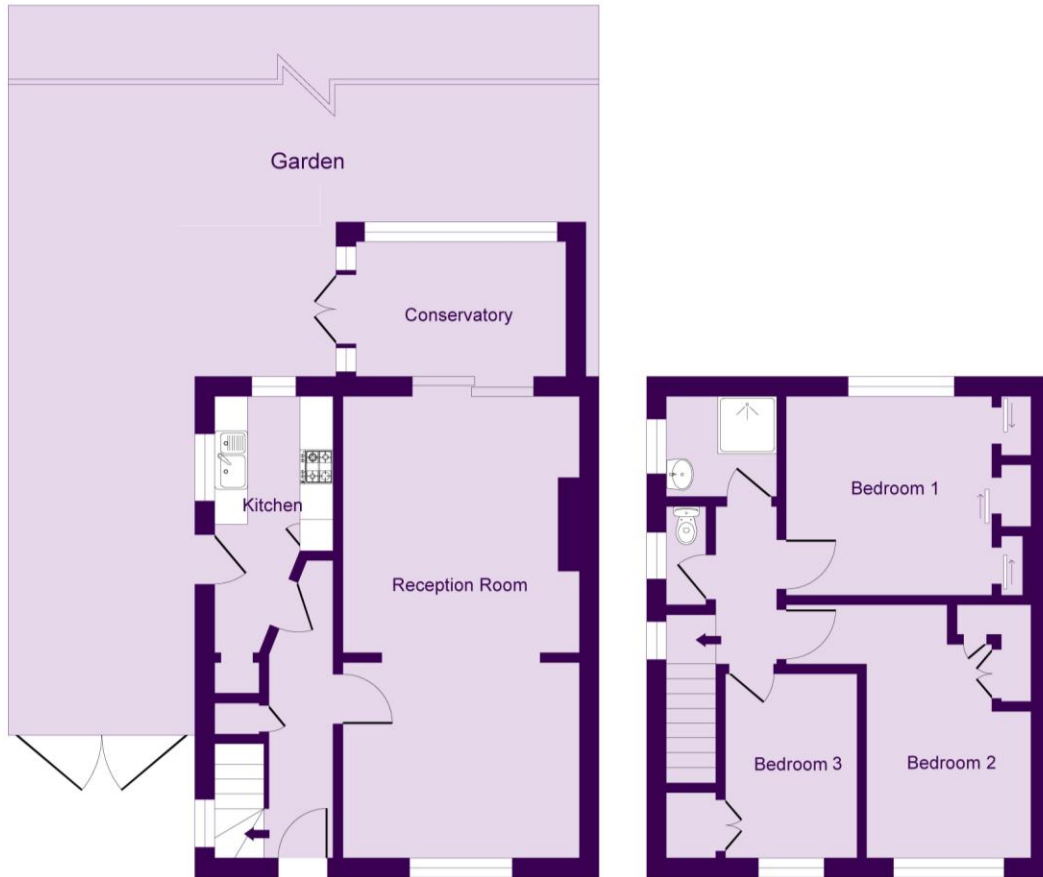
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# Shirebrook Road, SE3

Total area: Approx. 949.9 sq. feet (88.2sq 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             |         | 82 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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