

Bernard Skinner



253 Bexley Road, Eltham, SE9 2PN

Guide Price £650,000

- Three bedroom semi
- Potential to extend stpp
- No onward chain
- 90' Garden

Situated conveniently for local shops, bus routes and extensive green space at Avery Hill park, this sizeable three bedroom semi-detached house, in the current household for over three decades, has been extended to the side and provides a good sized, recently fitted kitchen and three double bedrooms. Offered with plenty of potential to extend further, both to the side and rear, subject to planning, the property reflects in the price the need for some updating, With a 90' garden and plenty of parking, there is a detached garage and no onward chain. Alderwood primary school is a third of a mile, Our Lady of The Rosary Catholic primary school 0.7 miles and Stationers Crown Woods secondary school is half a mile with Falconwood station just under a mile away. Why not take a look, we hold keys.



Property Description

ENTRANCE HALL

Front door, original window to side with coloured leaded lights, understairs area, radiator, fitted carpet.

THROUGH LIVING ROOM

27' 8" x 12' 2" narrowing to 10'6. (8.43m x 3.71m)
Double glazed bay window to front with leaded lights, two radiators, two fireplaces with exposed brickwork, picture rail, fitted carpet, French doors to the garden.

KITCHEN

14' 8" x 8' 3" widening to 9'3 (4.47m x 2.51m) Three upvc windows to front and rear, recently refitted with range of wall and base units with soft close doors, built in double oven, hob and stainless steel chimney hood, integrated slimline dishwasher, space for washing machine, 1.5 bowl sink unit, cupboard housing boiler, radiator, vinyl flooring, stable door to garden.

FIRST FLOOR

LANDING

Double glazed window to side, loft access, fitted carpet.

BEDROOM 1

13' 7" x 11' 1" into wardrobes (4.14m x 3.38m) Double glazed leaded light window to front, built in wardrobes to one wall, radiator, fitted carpet.

BEDROOM 2

12' 9" x 10' 1" into recess (3.89m x 3.07m) Double glazed leaded light window to rear, radiator.

BEDROOM 3

15' 3" into wardrobe x 8' 10" (4.65m x 2.69m) Three double glazed leaded light windows to front and rear,





built in wardrobes with drawer unit, built in cupboard, radiator.

BATHROOM

7' 10" x 6' 5" at widest points (2.39m x 1.96m) Three upvc windows to front and side, white suite comprising panelled bath with mixer tap and hand shower and rain shower head over, pedestal wash basin, low level wc., heated towel rail, vinyl flooring.

OUTSIDE

The rear garden measures approximately 90' x 38', laid to lawn with established shrubs and trees providing privacy, pond, block paved patio, timber outbuilding in need of attention (20' x 12'11), outside tap, gated side access.

detached garage 16'3 x 11'8 external measurements

Own driveway with more than ample parking for at least three vehicles.

Front garden with lawned area, established trees and shrubs

Tenure: Freehold

Council tax band: E

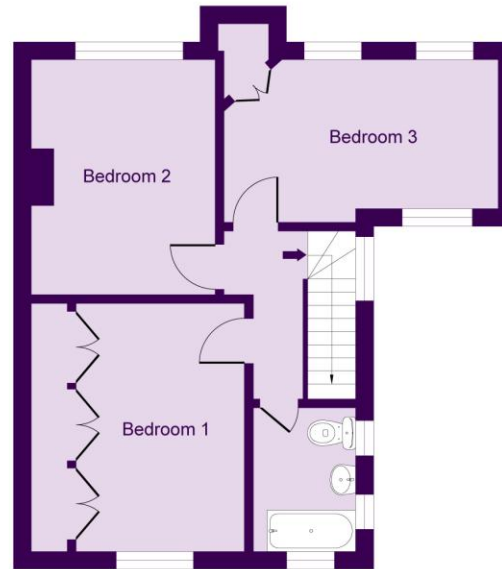


Bexley Road, SE9

Total area: Approx. 1285.0 sq. feet (119.2 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

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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

