

# Bernard Skinner



## 1 Keynsham Gardens, Eltham, SE9 6QF

Guide Price £500,000

- Sizeable three bedroom semi
- Small cul-de-sac
- Secure, gated driveway/ample parking
- No onward chain

Situated conveniently with Eltham station just over half a mile with a wide variety of shops close to hand a similar distance and even closer on Westhorne Avenue. This three bedroom semi benefits from a wider plot with potential to extend to the side (planning permission has been obtain but since expired). Providing two separate reception rooms and a good sized kitchen with breakfast bar, the property benefits from a ground floor cloakroom and a sizeable third bedroom 8' 5" x 8'. With plenty of parking via secure gated access and an easy maintenance Sunny, West facing rear garden, the property is located within a third of a mile of Eltham Hill school and a little further to Harris Academy. With no onward chain, why not take a look!



## Property Description

### ENTRANCE HALL

Upvc front door, upvc window to side, laminate flooring, wiring available for electric car charger.

### RECEPTION 1

13' x 13' (3.96m x 3.96m) Upvc window to front, radiator, laminate flooring.

### RECEPTION 2

10' 11" x 9' (3.33m x 2.74m) Upvc window to front, radiator, laminate flooring.

### KITCHEN

16' x 8' 7" (4.88m x 2.62m) Two upvc windows to rear, extensively fitted with range of cream gloss wall and base units, built in double oven and hob, stainless steel chimney hood, 1.5 bowl stainless steel sink unit, breakfast bar, wall mounted boiler, space for washing machine, tiled floor, upvc part glazed door to garden.

### CLOAKROOM

Wc, wash basin with fitted storage, tiled walls and floor.

### FIRST FLOOR

#### SPACIOUS LANDING

Built in cupboard.

#### BEDROOM 1

13' x 11' 5" (3.96m x 3.48m) Upvc window to front, radiator, built in cupboard, laminate flooring.

#### BEDROOM 2

11' x 9' into recess (3.35m x 2.74m) Upvc window to front, radiator, laminate flooring.





### BEDROOM 3

8' 5" x 8' (2.57m x 2.44m) Upvc window to rear, built in cupboard, radiator, laminate flooring.

### BATHROOM

Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, wash basin, fully tiled walls, tiled floor.

### SEPARATE WC

Upvc window to rear, wc., radiator, tiled floor.

### OUTSIDE

Easy maintenance, paved sunny, West facing rear garden, 28' depth x 25' width at mid point, timber shed, covered verandah with double power socket, outside tap, gated side access.

Own driveway via sliding wrought iron gate, providing parking for 2/3 vehicles

Lawned front garden.

Tenure: Freehold

Council Tax Band: D - £1,920.36

Highest broadband speed available: 1000Mbps Download & 100Mbps Upload with Openreach and Virgin Media. Checked on [checker.ofcom.org.uk](http://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, O2 and Three show limited service and Vodafone show likely. Checked on [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

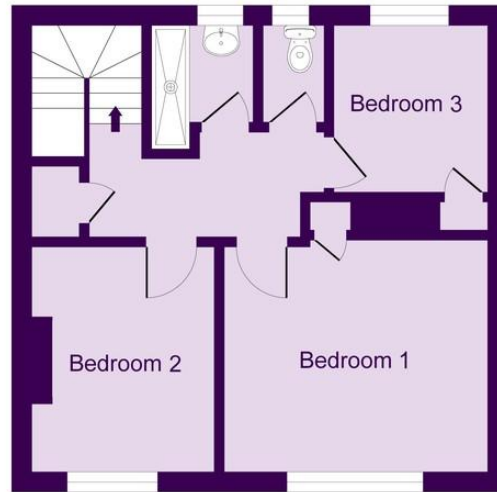


# Keynsham Gardens, SE9

Total area: Approx. 990.0 sq. feet (91.9 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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