

# Bernard Skinner



206 Avery Hill Road, New Eltham, SE9 2EX

Guide Price £750,000

- Three bedroom detached house
- Close to Avery Hill park
- Two reception rooms
- Sizeable kitchen/diner

A well presented three bedroom detached house in the current household for nearly three decades and providing potential for extension stpp. With plenty of parking and a well established 61ft rear garden, this super family home offers two living rooms and a well equipped and sizeable kitchen/diner. Along with a shower room on the ground floor and bathroom to the first floor, there is a good sized conservatory, attached garage and fitted wardrobes to two bedrooms. Situated within three quarters of a mile of New Eltham station with shops at Bexley Road and Halfway Street within half mile, extensive green space is even closer, within a third of a mile at Avery Hill park. With bus routes nearby, this, we feel is a very conveniently located and well-maintained home. Why not take a look!



## Property Description

### PORCH

UPVC front door with window to side, tiled flooring.

### ENTRANCE HALL

Original front door, understairs cupboard, picture rail, radiator, wood flooring.

### RECEPTION 1

15' 4" into bay x 12' 6" into recess (4.67m x 3.81m) UPVC bay window to front, brick fire surround housing log burner, radiator, fitted carpet.

### RECEPTION 2

13' 4" x 9' 8" to chimney (4.06m x 2.95m) French doors and windows to conservatory, fitted storage and shelving to both recesses, radiator, fitted carpet.

### KITCHEN/DINER

13' 6" at widest point x 13' at longest point (4.11m x 3.96m) L-shaped room. UPVC window to rear and patio doors to garden, lantern skylight, cream wall and base units with integrated dishwasher, undercounter fridge and freezer, built in oven, hob and hood, stainless steel sink unit, part tiled walls, radiator, wood flooring.

### CONSERVATORY

13' at widest point x 9' 6" (3.96m x 2.9m) UPVC windows, patio doors to garden, ceiling fan, radiator, tiled flooring.

### SHOWER ROOM

Lantern skylight, fitted storage housing wall mounted boiler and incorporating wash basin, w.c., shower unit, heated towel rail, vinyl flooring.

### FIRST FLOOR

#### LANDING

UPVC window to side, picture rail, loft access, airing cupboard housing water cylinder, fitted carpet.





#### BEDROOM 1

15' 2" into bay x 11' into recess (4.62m x 3.35m) UPVC bay window to front, radiator, fitted carpet.

#### BEDROOM 2

13' 4" x 9' to wardrobe (4.06m x 2.74m) UPVC window to rear, fitted wardrobes and drawers to one wall, radiator, fitted carpet.

#### BEDROOM 3

8' 8" to wardrobe x 7' 4" (2.64m x 2.24m) UPVC window to rear, fitted wardrobe, radiator, fitted carpet.

#### BATHROOM

9' x 7' 2" (2.74m x 2.18m) UPVC window to front, white suite comprising panelled bath, shower unit, w.c., wash basin with fitted storage, part tiled walls, wood panelling to walls and ceiling, radiator and heated towel rail, laminate flooring.



#### OUTSIDE

Paved frontage providing more than ample parking for at least two/three cars.

#### REAR GARDEN

Measures approximately 61ft at mid point, raised patio area with a step down to the garden which is mainly laid to laid with a further patio area to the rear, established trees and flower borders, apple and plum trees, pond, outside tap and lighting.

#### ATTACHED GARAGE

Measures approximately 14' 5" x 10' 1" with fitted wall and base unit, stainless steel sink unit, plumbing for washing machine and tumble dryer, power and light.

#### DETACHED GARAGE TO REAR

A detached garage to the rear of the property used as storage as there is no vehicle access, measures 15' 7" x 8' 7" with power and light, this sits upon a concrete hardstanding which is suited to an outbuilding or summerhouse.



# Avery Hill Road, SE9

Total area: Approx. 1637 sq. feet (152.1sq 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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## MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E - £2,347.11

Highest broadband speed available: 1000Mbps Download & 924Mbps Upload with Openreach, Community Fibre and Virgin Media. Checked on checker.ofcom.org.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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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