

# Bernard Skinner



20 Kingsholm Gardens, Eltham, SE9 6LD

Guide Price £425,000 - £450,000

- 2/3 bedroom end of terrace
- Living room plus 2nd recep/bed 3
- Ground floor shower room
- First floor bathroom

Situated within three quarters of a mile of Eltham station, well served by bus routes on Rochester Way and with a variety of shops close to hand on Well Hall Road, this 2/3 bedroom end of terrace Laings Easiform house offers versatile accommodation with a ground floor extension providing the third bedroom/reception room and shower room. With the benefit of a sizeable main bedroom with built in wardrobes and family bathroom with shower and bath to the first floor, there is a good sized kitchen/breakfast room and a utility room. Within a few hundred yards of highly regarded St Thomas More Catholic primary school, this is a deceptively spacious home which has been in the current family for two generations. Why not take a look?



## Property Description

### ENTRANCE PORCH

Upvc windows, laminate flooring, upvc front door to:-

### ENTRANCE HALL

Understairs cupboard, radiator, bamboo wood flooring.

### LOUNGE

15' 8" x 12' 0" (4.78m x 3.66m) Upvc window to front, radiator, fire surround, ceiling light/fan, bamboo wood flooring.

### 2ND RECEPTION/BEDROOM 3

12' x 6' 10" (3.66m x 2.08m) Upvc window to front, radiator, laminate flooring.

### KITCHEN/BREAKFAST ROOM

18' x 5' 11" (5.49m x 1.8m) Upvc windows to garden, fitted wall and base units, built in oven, hob and stainless steel chimney hood, radiator, cupboard housing boiler, laminate flooring.

### GROUND FLOOR SHOWER ROOM

Upvc window to rear, shower unit, wc., wash basin, radiator.

### UTILITY ROOM

7' 8" x 5' 3" (2.34m x 1.6m) Upvc windows to side and rear, cupboard unit, space for washing machine and dishwasher, Upvc door to garden.

### FIRST FLOOR

### LANDING

Upvc window to side, loft access, fitted carpet.





#### BEDROOM 1

14' 4" narrowing to 13'3 x 9' 1" to built in wardrobes(4.37m x 2.77m) Two upvc windows to front, two built in wardrobes, radiator, picture rail, laminate flooring.

#### BEDROOM 2

10' 11" x 9' 1" (3.33m x 2.77m) Upvc window to rear, radiator, picture rail, laminate flooring.

#### BATHROOM

8' 7" x 7' 7" (2.62m x 2.31m) Upvc window to rear, white suite comprising panelled bath, wc., pedestal wash basin, shower unit, heated towel rail, laminate flooring.



#### OUTSIDE

The rear garden measures approximately 50', laid to lawn, shed 10'11 x 6'8, paved patio area, outside tap

Paved to front providing parking

#### MATERIAL INFORMATION

Tenure: Freehold

Council tax band: C - £1,706.98

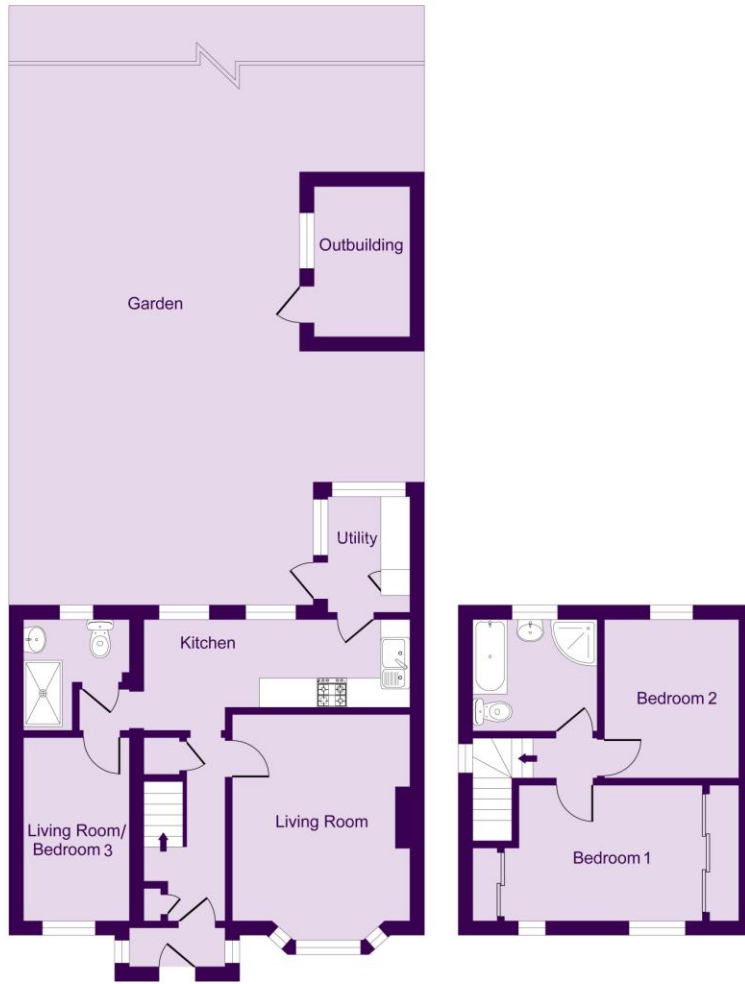


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# Kingsholm Gardens, SE9

Total area: Approx. 1040.0 sq. feet (96.6 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		87 B
69-80	C		
55-68	D	67 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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