

Bernard Skinner



- Unextended chalet house
- Full updating opportunity
- Three bedrooms
- Few hundred yards Dulverton school

16 Frensham Road, New Eltham, SE9 3RQ

Guide Price £620,000

An opportunity to purchase an unextended semi-detached chalet house with plenty of potential to improve and extend to your own taste. Situated in a popular side road within a few hundred yards of highly regarded Dulverton primary school, this three bedroom property has two sizeable living rooms and a 70' rear garden. With the benefit of a tandem garage and own driveway, New Eltham station and shops and other amenities are all within 0.7 miles. Offered with no onward chain, why not take a look, we hold keys!



Property Description

SPACIOUS ENTRANCE HALL

Composite front door, Upvc window to side with leaded lights, radiator, original internal doors

RECEPTION 1

15' 5" x 11' 10" (4.7m x 3.61m) Upvc window to front with leaded lights, radiator

RECEPTION 2

15' narrowing to 11'5" x 12' (4.57m x 3.66m) Upvc door and side panel, two radiators

BEDROOM 3

10' 9" into bay x 7' 7" (3.28m x 2.31m) Upvc bay window to front with leaded lights, picture rail, radiator

KITCHEN

10' 6" x 9' 2" (3.2m x 2.79m) Two upvc windows to rear, radiator, wall mounted boiler, quarry tiled floor, door to garden

GROUND FLOOR BATHROOM

Upvc window to side, white suite comprising bath, wash basin, radiator

SEPARATE WC

Upvc window to side, high level w.c.,

FIRST FLOOR

LANDING

Loft access, original internal doors





BEDROOM 1

15' 6" into bay x 12' into recess (4.72m x 3.66m)
Upvc bay window to front, picture rail, built in cupboard



BEDROOM 2

12' x 11' 6" (3.66m x 3.51m) Upvc window to rear, radiator, built in cupboard



OUTSIDE

The rear garden measures approximately 70' x 28', laid to lawn, paved patio, outside tap



Own driveway leads via double gates to detached tandem garage 29' x 7' 5"

Front garden laid to lawn

Council tax band: E

Tenure: Freehold

Preliminary detail - awaiting validation

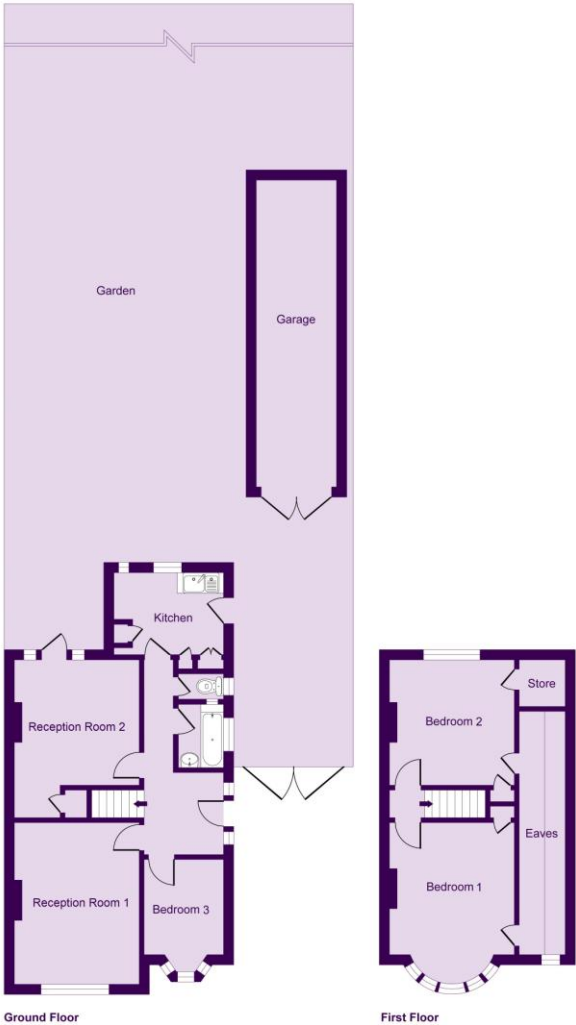
Highest broadband speed available: 1000Mbps
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Mobile indoor service - Vodafone show limited service and O2. EE and Three show likely for voice and for data Vodafone show limited service and O2, EE and Three show likely service. Checked on checker.ofcom.org.uk



Frensham Road, SE9

Total area: Approx. 1295.2 sq. feet (120.3 sq metres)



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		87 B
69-80	C		
55-68	D	62 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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