

# Bernard Skinner



- Much character and charm
- Three double bedroom house
- Tucked way and convenient location
- 20' Kitchen/diner

## 2 Franklin Passage, Eltham, SE9 6RG

Guide Price £575,000

Tucked away in a small, quiet lane, with just 8 houses on one side of the passage way and accessed from both Dickson Road and Phineas Pett Road, is this super, deceptively spacious, cottage-style property within the sought-after Progress Conservation area. Offered with three double bedrooms, a separate living room and 20' x 12' 6" kitchen/diner, this smashing home has much character and charm and benefits from a wealth of original features. With a family bathroom with roll top bath, the substantial, sunny, well tended, Westerly facing garden measures approximately 94' and has a good sized timber shed and greenhouse. Within half a mile of a variety of local shops at Well Hall road, St Thomas More RC primary school is even closer at a third of a mile away. Well served by bus routes within a few hundred yards and with Eltham station about three quarters of a mile, this is a very generously proportioned home in a unique and very handy spot. Why not take a look!





## Property Description

### ENTRANCE HALL

Composite front door, stripped woodwork and floorboards, radiator, dado rail, dog leg staircase to first floor.

### RECEPTION 1

15' 6" x 11' 4" into recess (4.72m x 3.45m) Double aspect room with upvc windows to front and side, radiator, fireplace with wooden fire surround housing wood burner, fitted carpet.

### KITCHEN/DINER

20' x 12' 6" narrowing to 10' 7" (6.1m x 3.81m) Kitchen area: Upvc double doors to the garden, fitted wall and base cupboards, sink unit, space for dishwasher and washing machine, space for range cooker, cooker hood, wall mounted boiler, tiled floor, through to:-

Dining area: Upvc window to rear, understairs cupboard, radiator, stone fireplace with open hearth, tiled floor.

### FIRST FLOOR

#### LANDING

Upvc window to front, stripped doors and woodwork, loft access, fitted carpet.

#### BEDROOM 1

15' 4" into recess x 9' 2" (4.67m x 2.79m) Upvc window to front, original cast iron fire surround, radiator, picture rail, fitted carpet.







#### BEDROOM 2

15' 11" x 9' 4" into recess (4.85m x 2.84m) Upvc window to rear, original cast iron fire surround, picture rail, radiator, built in cupboard, fitted carpet.



#### BEDROOM 3

12' 4" x 8' 5" (3.76m x 2.57m) Upvc window to rear, original cast iron fire surround, picture rail, radiator, fitted carpet.



#### BATHROOM

8' 6" x 5' 10" (2.59m x 1.78m) Upvc window to rear, roll top bath with mixer tap and handshower and further shower above, wash bowl on stand, wc., part tiled walls, traditional style radiator, laminate flooring.



#### OUTSIDE

The well tended sunny, Westerly facing rear garden measures approximately 94', laid to lawn with well established shrubs, variety of trees including an apple tree, paved hardstanding to rear housing greenhouse and timber shed, paved patio area, outside tap and lights.



Front garden with flower border



Tenure: Freehold

Council tax band: D

# Franklin Passage, SE9

Total area: Approx. 1073.5 sq. feet (99.7 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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Mobile indoor service - EE show likely service and Vodafone, three and O2 limited for voice and for data EE, Vodafone, O2 and Three show limited service. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	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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