

Bernard Skinner



608 Rochester Way, Eltham, SE9 1RL

Guide Price £500,000

- Three bedroom Corbett house
- Few hundred yards Deansfield PS
- Onward chain complete
- 90' South facing garden

Situated in a handy spot with highly regarded Deansfield primary school within a few hundred yards, this Edwardian three bedroom Corbett house, has extensive park and woodland within a similar distance and Eltham station under three quarters of a mile. Offered with two living rooms and three bedrooms with the master bedroom a substantial size, there is a sunny South facing 90' garden. With a stylishly fitted ground floor bathroom with both bath and shower unit, there is off street parking for two cars. Variety of shops and cafe's close to hand on Westmount Road.



Property Description

ENTRANCE PORCH

Quarry tiled floor, electric charging point, part glazed door to:-

ENTRANCE HALL

Radiator in cabinet, understairs cupboard.

LOUNGE

13' 6" x 10' 6" into recess (4.11m x 3.2m) Upvc bay window to front, original cornice, radiator, varnished floorboards

DINING ROOM

10' 10" x 9' 8" (3.3m x 2.95m) Radiator, laminate flooring.

KITCHEN

16' 5" x 6' 8" (5m x 2.03m) Two upvc windows to rear, white gloss wall and base units, 1.5 bowl stainless steel sink unit, space for range cooker and washing machine, part tiled floor and part laminate.

GROUND FLOOR BATHROOM

7' 5" x 5' 5" (2.26m x 1.65m) White suite comprising panelled bath, separate shower unit with rainshower unit and handshower, wash basin with fitted storage, wc., heated towel rail, part tiled walls, vinyl flooring.





FIRST FLOOR

LANDING

BEDROOM 1

17' narrowing to 11' x 11' 1" narrowing to 9'1(5.18m x 3.38m) Two upvc windows to front, three radiators, tiled fire surround, fitted carpet.

BEDROOM 2

10' 11" x 8' 5" into recess(3.33m x 2.57m) Upvc window to rear, radiator, cast iron fire surround, laminate flooring.



BEDROOM 3

8' 6" x 7' 5" (2.59m x 2.26m) Upvc window to rear, radiator, wall mounted boiler, loft access, laminate flooring.

OUTSIDE

The South-facing rear garden measures approximately 90', laid to lawn, flower borders, paved patio, outside tap.



Off street parking for two vehicles

Tenure: Freehold

Council tax band:D

Preliminary detail - awaiting validation

Rochester Way, SE9

Total area: Approx. 916.0 sq. feet (85.1sq 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		
69-80	C		80 C
55-68	D	66 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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