





A rare opportunity indeed to purchase an extremely spacious 4/5 bedroom detached Corbett house further extended to provide a self contained annexe for dependent relative or other use. Plenty of character offered by this fine Edwardian home with plenty of space and in a popular location, in a cul de sac with immediate access to extensive park and woodland, close to a variety of highly regarded primary schools and with Eltham station under half a mile away. Within the main property there are 4/5 bedrooms, two receptions, kitchen, utility room, shower room, bathroom, cellar and an expansive conservatory, ideal for entertaining and relaxing. Within the annexe, there is a living room, kitchen, bedroom and shower room. With a mature, well stocked and secluded sunny South facing rear garden which is accessed from both the main house and the annexe, this is a super family home with added space for extended family.

SPACIOUS ENTRANCE HALL

Front door with windows to either side with coloured leaded lights, upvc window with sash opening to front, upvc picture window with coloured leaded lights to side, radiator, door to cellar, fitted carpet.

LOUNGE

16' 5" into recess x 14' 5" into bay (5m x 4.39m) Upvc bay window to front with sash openings, wooden fire surround, radiator, fitted carpet.

DINING ROOM

15' 8" x 12' into recess (4.78m x 3.66m) Upvc French doors to conservatory, original cornice, picture rail, two radiators, fitted carpet, open plan to:-

KITCHEN

10' 7" x 9' 6" (3.23m x 2.9m) Upvc window to rear, extensively fitted with wall and base units and two drawer units, built in



double oven, 5 ring induction hob, integrated dishwasher and fridge, Quartz work surfaces, 1.5 bowl sink unit, laminate flooring.

UTILITY ROOM

10' 5" x 5' 4" (3.18m x 1.63m) Upvc window to rear, fitted double cupboard, worksurfaces, space for appliances, wall mounted boiler, upvc door to garden, vinyl flooring.

SHOWER ROOM

6' 11" x 5' 11" (2.11m x 1.8m) Upvc windows to side, shower unit with rain shower head and hand shower, wash basin with fitted storage, wc., heated towel rail, fully tiled walls, tiled flooring.

CONSERVATORY

22' 3" x 13' 1" narrowing to 10' 4" (6.78m x 3.99m) Upvc windows and two sets of French doors to the garden, two radiators, two ceiling fans, laminate flooring.

CELLAR

14' x 10' 7" (4.27m x 3.23m) Power and light and laminate flooring.

FIRST FLOOR

LANDING

Loft access with retractable ladder, fitted carpet. Loft part boarded.

BEDROOM 1

14' 3" into bay including wardrobes x 13' 5" into recess (4.34m x 4.09m) Upvc bay window to front with sash openings with views of park and woodland, range of fitted wardrobes and drawer unit, radiator, fitted carpet.



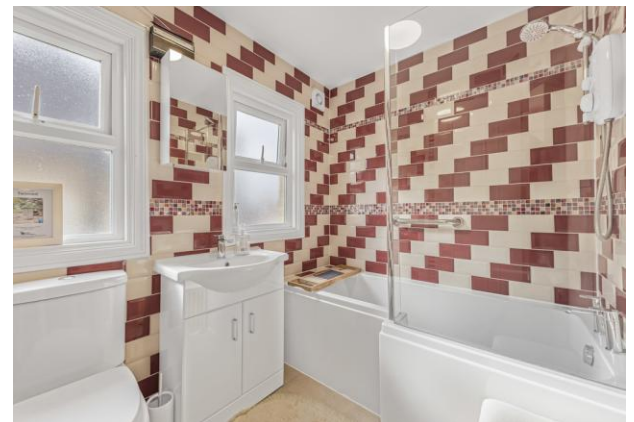
BEDROOM 2

13' 10" x 11' 3" into recess (4.22m x 3.43m) Double aspect room with two upvc windows, radiator, fitted carpet.

BEDROOM 3

11' x 10' 5" (3.35m x 3.18m) Upvc window to rear, cupboard housing lagged copper cylinder, radiator, fitted carpet.







BEDROOM 4

9' 8" x 9' 7" into recess (2.95m x 2.92m) Upvc window to front with sash openings, radiator, fitted carpet.

BEDROOM 5/Study

7' x 6' 2" (2.13m x 1.88m) Upvc window to rear, radiator, fitted carpet.

BATHROOM

7' 6" x 5' 10" (2.29m x 1.78m) Two upvc windows to side, white suite comprising shower bath with mixer tap and hand shower over, wash basin with fitted storage, wc., heated towel rail, fully tiled walls, fitted cupboard, tiled flooring.

ANNEXE

ENTRANCE HALL

Upvc front door, loft access, fitted carpet.

LOUNGE

13' 8" x 11' 3" (4.14m x 3.61m) French doors and window to conservatory, radiator, fitted carpet.

KITCHEN

13' 10" x 7' 1" (4.22m x 2.16m) Upvc window to front, extensively fitted with wall and base units, integrated slimline dishwasher, built in double oven and hob, built in fridge/freezer, cupboard housing integrated washing machine, wall mounted boiler, worksurfaces, heated towel rail, laminate flooring.

BEDROOM

11' 4" including wardrobe space x 10' (3.45m x 3.05m) Upvc window to front, fitted wardrobes to one wall with chest of drawers, radiator, fitted carpet.

SHOWER ROOM

7' x 5' 6" (2.13m x 1.68m) Upvc window to side, shower unit, wash basin, w.c, heated towel rail, tiled floor and walls.

OUTSIDE

The walled, secluded, well tended and stocked South facing rear garden measures approximately 74' x 68' and is lawned with variety of shrubs, trees and fruit trees, vegetable plot extensive paved patio with Wisteria over, pergola with grape vine, outside tap and lights, greenhouse and shed, gated side access.

Gated sideways leads to personal entrance to the annexe, raised brick flower and shrub beds, patio area, power sockets, outside tap

Block paved driveway to the front providing parking for three vehicles

Flower bed to front garden

MATERIAL INFORMATION

Tenure: Freehold

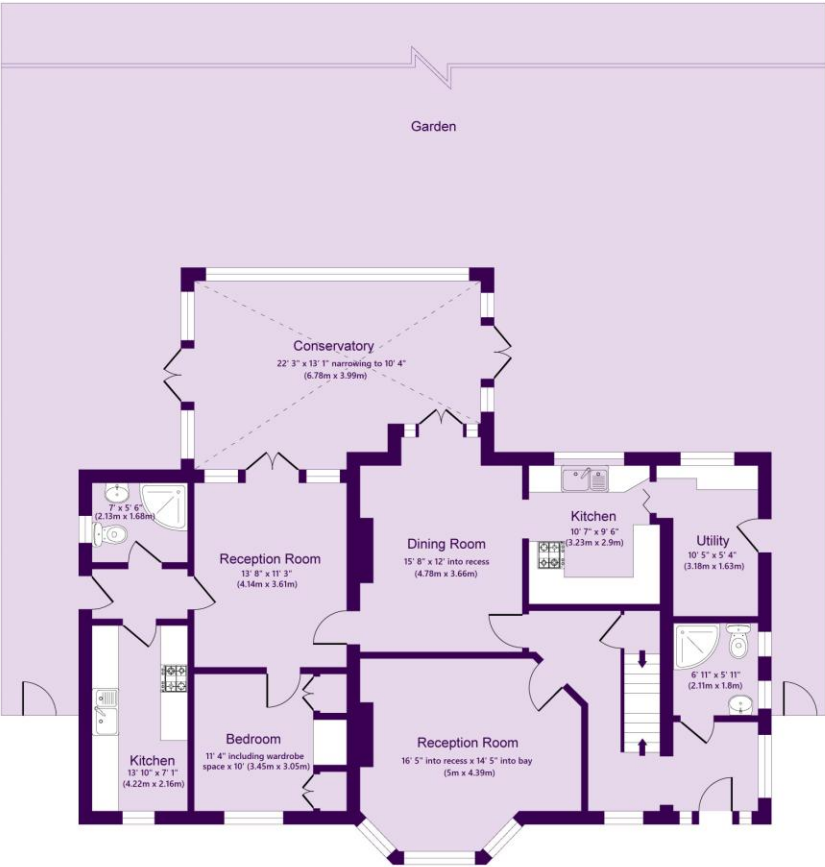
Council Tax Band: F - £2,773.85

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

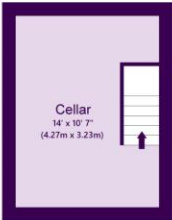
Mobile indoor service - O2 shows likely service and EE, Vodafone and Three show limited for voice and for mobile data Vodafone O2, EE and Three show limited service. Checked on checker.ofcom.org.uk

Eltham Park Gardens, SE9

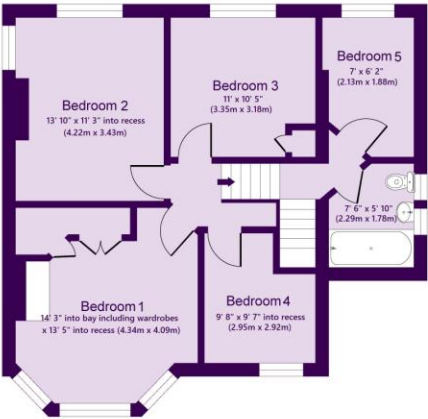
Total area: Approx. 2433.2 sq. feet (226.0 sq metres)



Ground Floor



Cellar



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.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.