

Bernard Skinner



10 Dobell Road, Eltham, SE9 1HE

Guide Price £600,000

- Five bedroom semi
- Central location
- No onward chain
- Bathroom and shower room

So conveniently located within a few hundred yards of Eltham High Street and the station just a little further, there are a selection of highly regarded primary schools all within half a mile or so. This sizeable five bedroom semi with a loft conversion providing two bedrooms and a shower room, has been recently decorated and offers plenty of space for the growing family. Offered with two reception rooms, new carpets and a sunny 90' South facing garden, there is off street parking for 2/3 cars. With no onward chain, we hold keys - why not take a look!



Property Description

ENTRANCE HALL

13' 8" x 6' 2" including stairs (4.17m x 1.88m) Leaded light part glazed front door with windows to side, picture rail, dado rail, under stairs cupboard, radiator, varnished floorboards.

RECEPTION 1

15' 2" to bay x 12' 6" into recess (4.62m x 3.81m) Double glazed bay window to front, wooden fire surround and marble hearth, radiator, varnished floorboards, archway to:-

RECEPTION 2

16' 9" x 10' 9" into recess (5.11m x 3.28m) Patio doors to conservatory, picture rail, wooden fire surround with cast iron inset and marble hearth, radiator, varnished floorboards.

KITCHEN

12' 7" x 7' 11" (3.84m x 2.41m) Double glazed window to side and part glazed upvc door to garden, cream wall and base units, built in oven, 5 ring hob and cooker hood, integrated fridge freezer and dishwasher, washing machine, 1.5 bowl sink unit, part tiled walls, breakfast bar, wall mounted boiler, vinyl flooring.

CONSERVATORY

9' 10" at widest point x 9' 3" at longest point (3m x 2.82m) Upvc window and patio door to garden, laminate flooring.



FIRST FLOOR

LANDING

Double glazed window to side, picture rail, dado rail, radiator, fitted carpet.

BEDROOM 1

17' 9" into bay x 11' 6" into recess (5.41m x 3.51m) Double glazed bay window to front, radiator, fitted carpet.

BEDROOM 2

13' 9" x 11' 7" into recess (4.19m x 3.53m) Double glazed window to rear, radiator, fitted carpet.



BEDROOM 3

8' 11" x 7' 3" (2.72m x 2.21m) Double glazed window to front, radiator, fitted carpet.

FAMILY BATHROOM

7' 2" x 7' (2.18m x 2.13m) Double glazed window to rear, white suite comprising corner bath, shower unit, wash basin, fully tiled walls, heated towel rail, vinyl flooring.

SEPARATE W.C.

Double glazed window to side, w.c., fully tiled walls, vinyl flooring.

2ND FLOOR

LANDING

Upvc window to side, fitted carpet.

BEDROOM 4

10' 6" x 10' 3" (3.2m x 3.12m) Upvc window to rear, radiator, fitted carpet.

BEDROOM 5

13' 11" x 9' 7" with restricted head height (4.24m x 2.92m) Three Velux windows to front, eaves storage cupboard, radiator, fitted carpet.

SHOWER ROOM

6' 8" x 6' 5" (2.03m x 1.96m) Upvc window to rear, white suite comprising shower unit, w.c., wash basin with fitted storage, fully tiled walls, heated towel rail, tiled flooring.

OUTSIDE

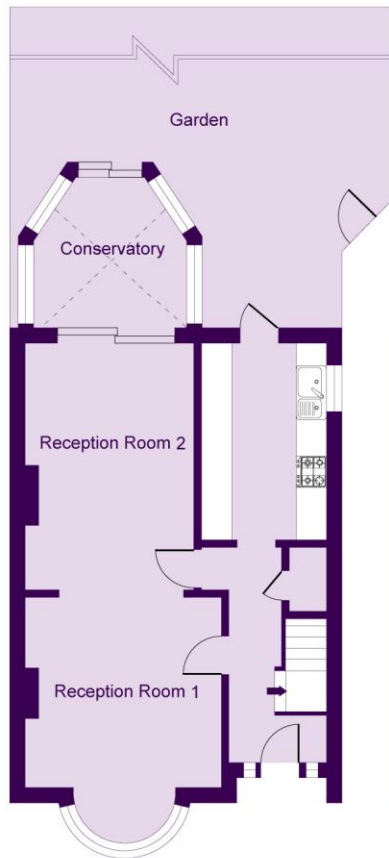
South facing rear garden measuring approximately 90ft, patio area, outside tap, gated shared sideways.

Block paved parking for 2/3 cars.

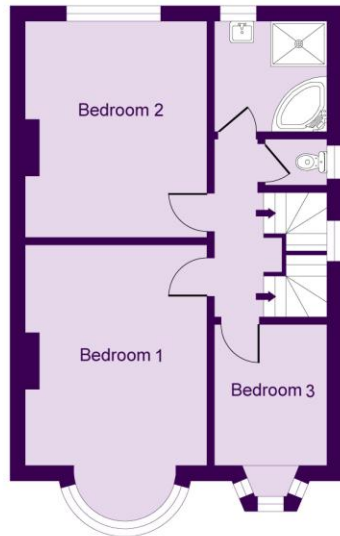


Dobell Road, SE9

Total area: Approx. 1604.2 sq. feet (149.0 sq metres)



Ground Floor



First Floor



Second 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		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E - £2,347.11

Highest broadband speed available: 1000Mbps Download & 220Mbps Upload with Openreach and Virgin Media. Checked on checker.ofcom.org.uk

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



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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