

Bernard Skinner



- Well presented 2 bedroom end terrace
- Handy for all local amenities
- Few hundred yards St. Thomas More CPS
- Recently refurbished bathroom

22 Kingsholm Gardens, Eltham, SE9 6LD

Guide Price £375,000 - £400,000

A two bedroom end of terrace house with recent improvements including a refurbished bathroom, some redecoration and new flooring. Offered with plenty of scope to extend subject to planning permission, the property is situated facing a green, within three quarters of a mile of Eltham station and with a variety of shops close to hand on Well Hall road, it is well served by bus routes on Rochester Way. Of Laings Easiform concrete construction, there is a good sized kitchen/breakfast room and master bedroom and the garden has wider than average side way and has a timber shed, sauna and greenhouse. Why not take a look.



Property Description

ENTRANCE PORCH

Upvc double glazed, door to:-

ENTRANCE HALL

Fitted cloaks cupboard, radiator, engineered wood flooring.

LIVING ROOM

16' 1" x 11' 11" (4.9m x 3.63m) Double glazed window to front, wooden fire surround with gas coal effect fire, radiator, engineered wood flooring.

KITCHEN/BREAKFAST ROOM

17' 8" x 7' 6" (5.38m x 2.29m) Double glazed windows to rear, fitted wall and base cupboards, built in oven and microwave, free standing cooker to remain, 1.5 bowl sink unit, washing machine, dishwasher, fridge and freezer to remain, wall mounted boiler, door to lean-to.

LEAN-TO

10' 9" x 5' 10" (3.28m x 1.78m) Door to garden.

FIRST FLOOR

LANDING

Double glazed window to side, loft access, fitted carpet.

BEDROOM 1

16' into recess x 9' 2" (4.88m x 2.79m) Double glazed window to front, fitted wardrobes and built in double cupboard, radiator, fitted carpet.

BEDROOM 2

10' 9" x 9' 2" (3.28m x 2.79m) Double glazed window to rear, free standing wardrobes to remain, radiator, fitted carpet.





BATHROOM

8' 7" x 7' 6" at widest points (2.62m x 2.29m) Double glazed window to rear, white suite comprising, tile panelled bath with mixer tap and handshower, separate shower unit with rainfall shower head and smaller shower head, wash basin with fitted storage, wc., radiator, heated towel rail, fully tiled walls, engineered wood flooring.



OUTSIDE

The rear garden measures approximately 51'x 27', mainly paved with small lawned area, flower and shrub borders, outside tap, security light and power, timber shed 10' 5" x 9' 10", sauna, greenhouse, wider sideway with gated access.

Front garden, lawned area

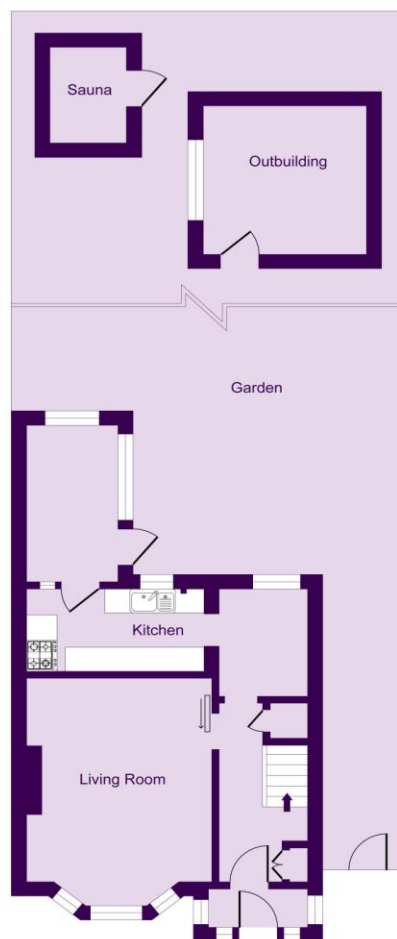
Tenure: Freehold

Council tax band: C - £1706.98 per annum

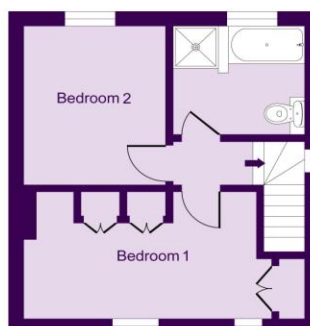


Kingsholm Gardens, SE9

Total area: Approx. 960.5 sq. feet (89.2sq 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.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

rightmove

Zoopla
Smarter property search