

Bernard Skinner



21 Kingsholm Gardens, Eltham, SE9 6LB

Guide Price £425,000 - £450,000

- Extended three bedroom terrace
- Spacious kitchen/diner
- Utility area
- 3/4 Mile from Eltham station

Extended to the rear, this three bedroom (Laings Easiform) concrete construction terraced house benefits from a spacious kitchen/diner with utility area and separate living room. Offered with wardrobes to all three bedrooms and an easy maintenance garden with good sized timber shed, there is off street parking for two vehicles. Facing a small green and with Eltham station 3/4 mile away and a range of shops close to hand on Well Hall road, the property is well served by bus routes on Rochester Way and is a few hundred yards from highly regarded St. Thomas More Catholic primary school.



Property Description

ENTRANCE HALL

UPVC part glazed front door, understairs storage, radiator, fitted carpet.

LIVING ROOM

15' 9" into bay x 11' 9" into recess (4.8m x 3.58m)
UPVC bay window to front, wooden fire surround, fitted carpet.

DINING AREA

15' 1" narrowing to 9' 2" x 11' 8" narrowing to 6' 10"
(4.6m x 3.56m) UPVC French doors to garden, wood flooring, open plan to:-

KITCHEN

17' 5" x 6' 8" widening to 7' 8" (5.31m x 2.03m)
Extensively fitted with wall and base units, built in double oven and gas hob with cooker hood, 1.5 bowl sink unit, space for dishwasher, integrated fridge freezer, tiled walls and flooring.

UTILITY ROOM

5' 6" x 4' 7" (1.68m x 1.4m) UPVC part glazed door to garden, wall mounted boiler, space for washing machine, tiled walls and flooring.

FIRST FLOOR

LANDING

Loft access, fitted shelving, fitted carpet.

BEDROOM 1

10' 5" including wardrobe x 9' 3" (3.18m x 2.82m) UPVC window to front, fitted wardrobes to one wall, radiator, fitted carpet.





BEDROOM 2

10' 8" x 9' 1" including wardrobe (3.25m x 2.77m) UPVC window to rear, fitted wardrobes to one wall, radiator, fitted carpet.

BEDROOM 3

8' 6" including wardrobe x 7' 8" (2.59m x 2.34m) UPVC window to rear, fitted wardrobes to one wall, fitted carpet.

BATHROOM

6' 11" x 5' 6" (2.11m x 1.68m) UPVC window to front, white suite comprising panelled bath with mixer tap and hand shower, wash basin, w.c., heated towel rail, tiled walls and flooring.



OUTSIDE

South-Easterly facing rear garden approximately 26', artificial grass, flower border, block paved patio, outside tap and lighting, timber shed 15' 4" x 7' 8" with power and light.

Off street parking for two vehicles

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C - £1,706.98

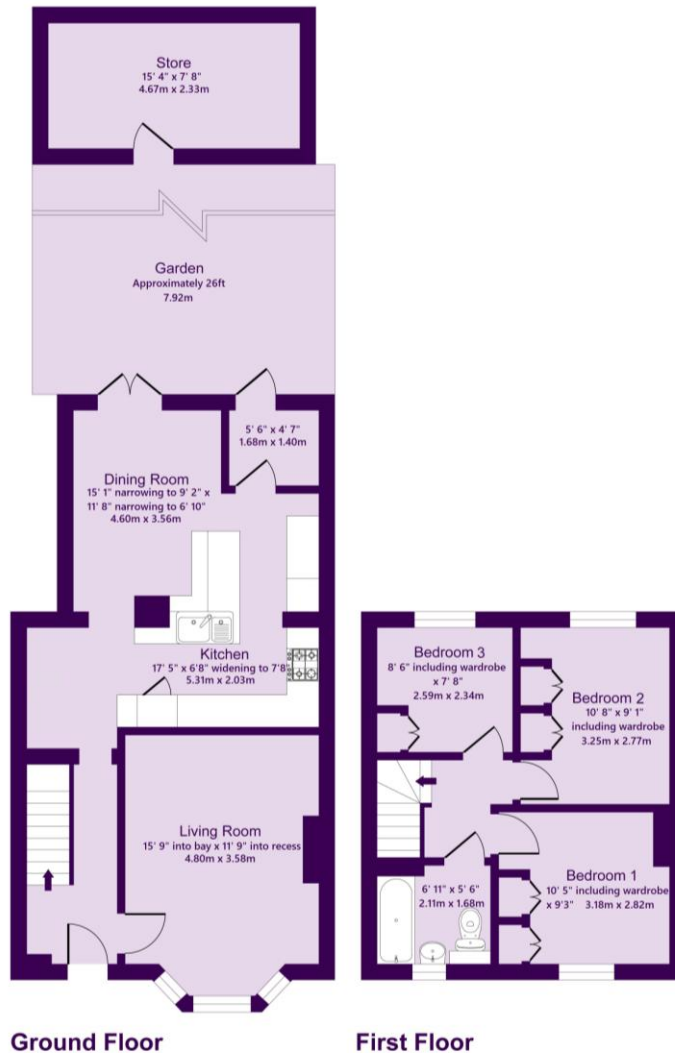
Highest broadband speed available: 1000Mbps Download & 924Mbps Upload with Openreach, Community Fibre and Virgin Media. Checked on checker.ofcom.org.uk

Mobile indoor service - EE and Three show limited service and Vodafone and o2 show likely service for



Kingsholm Gardens, SE9

Total area: Approx. 1645.0 sq. feet (152.8sq 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

**Bernard
Skinner**
estate agents

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 63 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

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