

# Bernard Skinner



47 Whinyates Road, Eltham, SE9 6NL

Guide Price £450,000

- Two bedroom Progress house
- Much character and charm
- No chain
- 93' Garden

Much character and charm with this two bedroom cottage-style house on the sought-after Progress conservation area, with its winding roads and many greens. Offered with no onward chain, property has the benefit of a 93' garden with summerhouse and off street parking. With a conservatory and very sizeable bathroom on the first floor, it is situated within a few hundred yards of highly regarded St. Thomas More Catholic primary school, well served by bus routes on both Rochester Way and Well Hall Road and with local shops within a quarter of a mile and Eltham station about half a mile or so. Why not take a look!





## Property Description

### ENTRANCE AREA

UPVC part glazed front door, understairs cupboard, radiator, laminate flooring.

### LOUNGE

17' 2" x 11' 1" into recess (5m x 3.33m) UPVC window to front, fire surround with open hearth, laminate flooring, radiator, French doors to conservatory.

### KITCHEN

10' 6" x 10' 3" into recess (3.2m x 3.12m) UPVC window and door to garden, white gloss wall and base units, built in double oven and hob with cooker hood, sink unit, washing machine and dishwasher to remain, integrated fridge/freezer, part tiled walls, tiled flooring.

### CONSERVATORY

13' 8" x 8' 8" (4.17m x 2.64m) UPVC windows and French doors to garden, radiator, tiled flooring.

### FIRST FLOOR

#### LANDING

UPVC window to front, laminate flooring, loft access.

#### BEDROOM 1

12' 10" x 9' 2" (3.91m x 2.77m) UPVC window to rear, radiator, laminate flooring.

#### BEDROOM 2

9' 7" x 6' 7" into eaves (2.9m x 2.01m) UPVC window to front, radiator, laminate flooring.







## BATHROOM

13' 1" x 8' 4" at widest point (3.96m x 2.54m) UPVC window to rear, roll top bath with mixer tap and hand shower, double shower unit, w.c., wash basin with fitted storage, part tiled walls, heated towel rail/radiator combined, tiled flooring

## OUTSIDE

The rear garden measures approximately 93', laid to lawn with established shrubs, patio area, pond, timber shed/summerhouse, outside light, tap and outside w.c., housing boiler.

Off street parking to the front of the property

## 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](https://checker.ofcom.org.uk)

Indoor mobile service - EE, Three and Vodafone show limited service for voice with O2 showing likely service and for data Three, EE, o2 and Vodafone show limited service. Checked on [checker.ofcom.org.uk](https://checker.ofcom.org.uk)

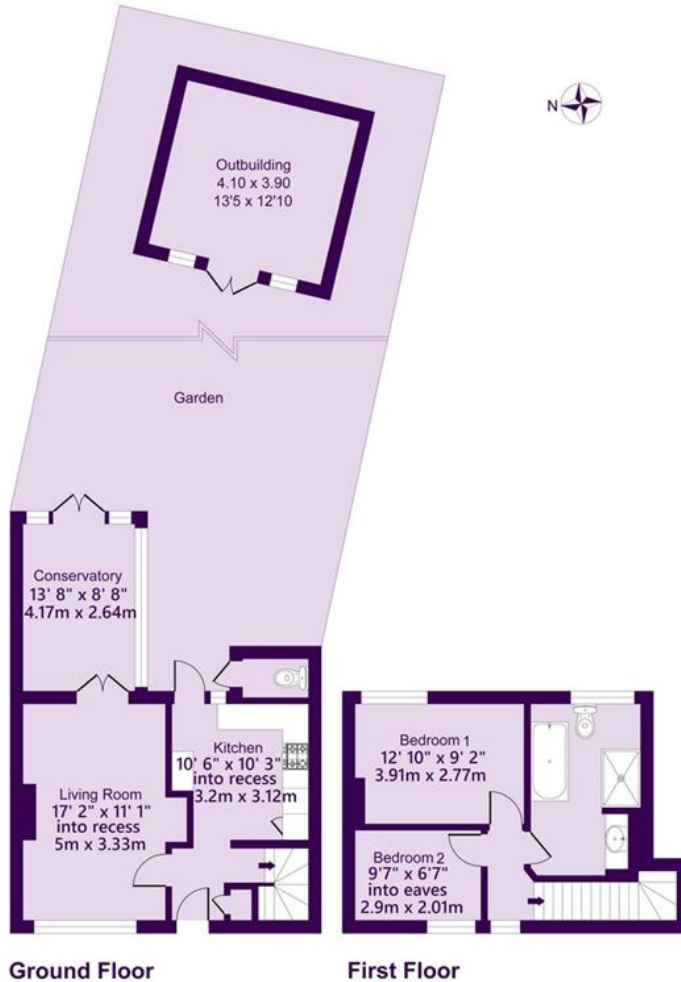


## Whinyates Road, SE9

Gross Internal Area. 860 sq. feet (79.8sq metres)

Outbuilding Area. 172 sq. feet (15.9sq metres)

Total area: Approx. 1032 sq. feet (95.7sq 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 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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