

Bernard Skinner

35 EARLSHALL ROAD, ELTHAM SE9 1PS

GUIDE PRICE £850,000 - £875,000





So much character with this exceptionally well presented, substantial four bedroom end of terrace, Edwardian Corbett house, in a sought-after road, neighbouring highly regarded Gordon school. With a loft conversion providing a further double bedroom, study and shower room, this generously proportioned property is tastefully decorated and offered with many original and period features. Providing a spacious kitchen/diner and a utility room, there is a stylishly fitted bathroom with roll top bath on the first floor and a good sized shower room on the second floor both with underfloor heating. The landscaped rear garden is stocked with a variety of shrubs, flowers and trees and has the benefit of pizza oven and useful fitted storage and covered sideway for further storage and side access. Situated within a few hundred yards of Eltham station, local shops and cafe's on both Well Hall Road and Westmount Road and with landscaped gardens of The Pleasaunce similar distance, this is a super, much loved family home and garden, in a very convenient spot, why not take a look!



ENTRANCE HALL

Original front door with coloured leaded lights and fanlight above, cast iron radiator, two understairs cupboards, picture rail, original banister, wood flooring.

RECEPTION ROOM

15' into bay x 14' 2" into recess (4.57m x 4.32m)
Original sash windows to front bay with plantation shutters, cast iron fire surround with wood burner, fitted cabinets and shelving to recesses, cast iron radiator, picture rail, wood flooring.

KITCHEN/DINER

20' 1" x 12' 2" narrowing to 8' 7" (6.12m x 3.71m) Window and double doors to garden, fitted wall and base units, space for slimline dishwasher, sink unit, space for range cooker, cooker hood, feature window to hall with coloured leaded lights and patterned glass, cast iron radiator, picture rail, fireplace and fitted cupboards to recesses and chimney breast, Amtico flooring.

UTILITY ROOM

6' x 4' 6" (1.83m x 1.37m) Window to rear, wall mounted boiler, space for washing machine, and tumble dryer.

FIRST FLOOR

LANDING

Fitted carpet, original doors, stairs to second floor.

BEDROOM 1

15' 4" into bay x 11' 1" into recess (4.67m x 3.38m) Original sash windows to bay with plantation shutters, two cast iron radiators, picture rail, wood flooring.

BEDROOM 2

11' 2" into recess x 11' 1" (3.4m x 3.38m) Original sash window to rear with plantation shutters, cast iron radiator, cast iron fire surround, wood flooring.

BEDROOM 3

9' 6" into recess x 8' 6" (2.9m x 2.59m) Original sash window to front with shutters, cast iron fire surround, cast iron radiator, wood flooring.

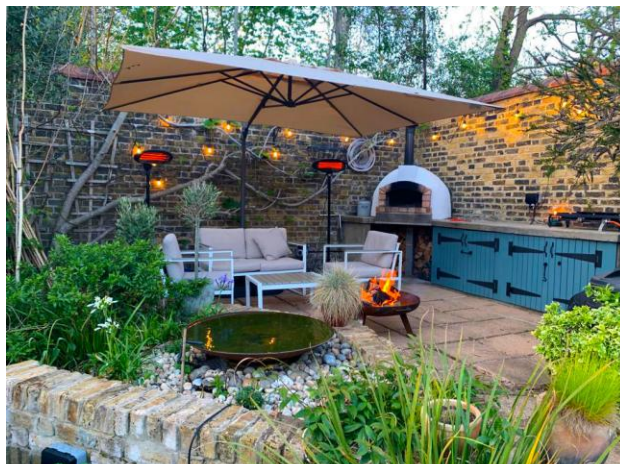


BATHROOM

8' 6" x 8' 5" (2.59m x 2.57m) Original sash window to rear, white suite comprising roll top bath with mixer tap and hand shower, shower unit with large and small showerheads, wash basin with fitted storage, wc., heated towel rail, panelled to picture rail, tiled floor with underfloor heating.







SECOND FLOOR

LANDING

Fitted carpet.

BEDROOM 4

11' 11" widening to 15'4 into recess x 11' 4"
(3.63m x 3.45m) Upvc window to rear, radiator,
lamine flooring.

STUDY

8' 10" x 7' into eaves (2.69m x 2.13m) Skylight to
front, 2 x eaves storage laminate flooring.

SHOWER ROOM

8' 8" x 6' 8" (2.64m x 2.03m) Upvc window to rear,
shower unit, wash basin with fitted storage, wc.,
heated towel rail, tiled floor with underfloor
heating.

OUTSIDE

The well stocked and tended landscaped rear
garden measures approximately 82' and has the
original high walls to the two school boundaries.
With well stocked shaped borders and pathway,
established trees and shrubs, lawn, the rear patio
with fitted storage and pizza oven, water feature,
plenty of power sockets, remoted controlled
irrigation system, outside lighting and tap.

Covered sideways with gates front and rear, power
and light.

Off street parking

Established shrubs and hedging to the front
garden.

Preliminary detail - awaiting validation

MATERIAL INFORMATION

Tenure: Freehold

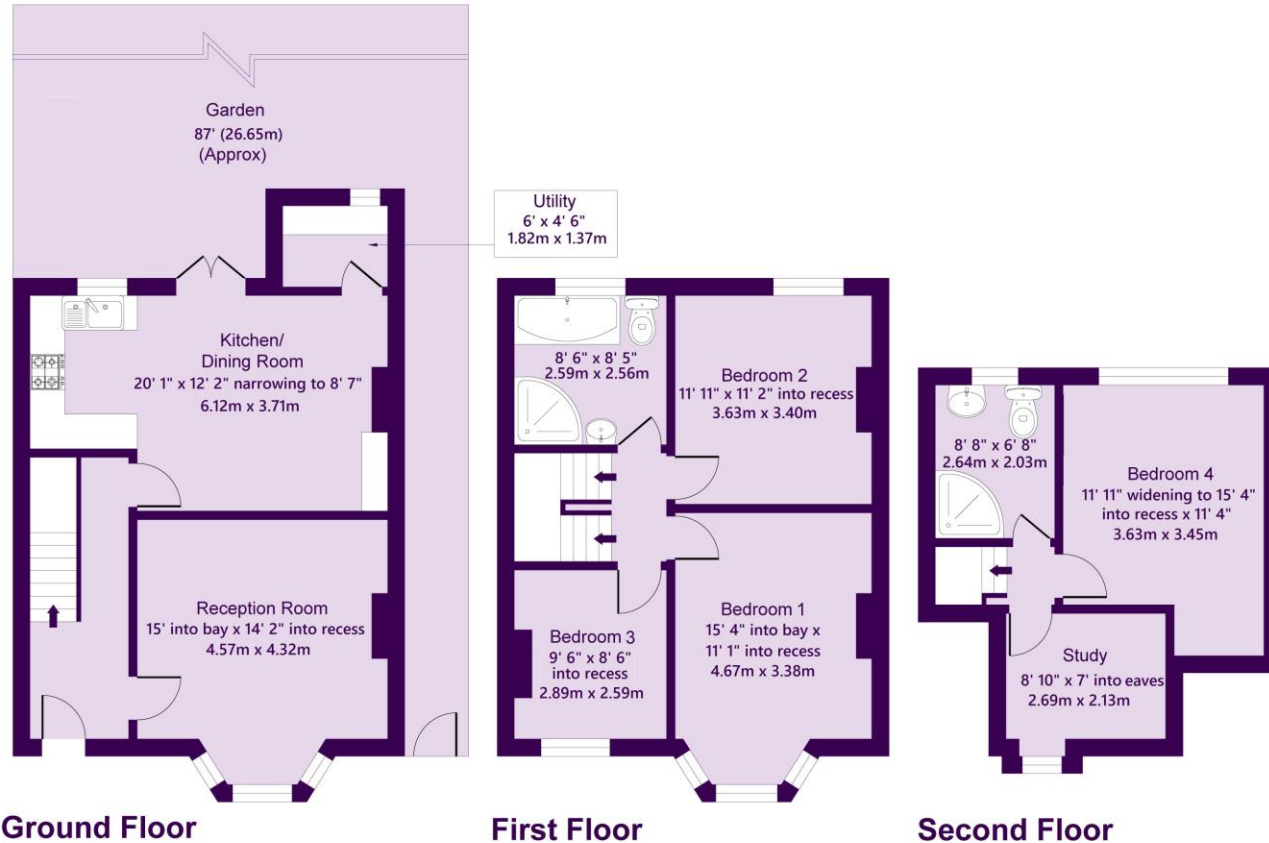
Council tax band E - £2347.11 pa

Highest broadband speed available: 1000 Mbps
Download & 924 Mbps Upload with Community
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checker.ofcom.org.uk

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

Earlshall Road, SE9

Total area: Approx. 1399.4 sq. feet (130.0 sq 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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