

Bernard Skinner



- Three bedroom terraced house
- No onward chain
- Half a mile Kidbrooke station
- Few hundred yards Sutcliffe Park

49 Eltham Green Road, Eltham, SE9 6BJ

Guide Price £450,000 - £475,000

Situated within half a mile of Kidbrooke station, this deceptively spacious three bedroom, double fronted terraced house, is offered with a through living room and master bedroom with double aspect. With no onward chain the property benefits from a sizeable kitchen/diner, 40' garden and ample off street parking. With extensive green space and running track at Sutcliffe Park within a few hundred yards and Ealldham primary school a similar distance, Harris Academy is around half a mile and Eltham Hill school just a little further. Why not take a look, we hold keys.



Property Description

ENTRANCE HALL

Part glazed upvc front door, understairs storage area, fitted carpet, radiator.

LOUNGE

16' 11" x 9' 11" into recess (5.16m x 3.02m)
Double aspect room with upvc windows to front and rear, wooden fire surround, fitted carpet, radiator.

KITCHEN/DINER

16' 11" at longest point x 8' 5" at widest point (5.16m x 2.57m) Double aspect room with upvc windows to front and rear with part glazed door to garden, fitted wall and base units, double bowl sink unit, freestanding cooker, space for washing machine, fully tiled walls, wall mounted boiler, laminate flooring to the kitchen area and fitted carpet to dining area, radiator.

GROUND FLOOR BATHROOM

8' x 5' 5" (2.44m x 1.65m) Upvc window to rear, white suite comprising corner bath with mixer tap and hand shower, shower over, w.c., wash basin, part tiled walls, laminate flooring, heated towel rail.

FIRST FLOOR

LANDING

Upvc window to rear, fitted carpet and doors leading to:-





BEDROOM 1

16' 11" x 10' 2" into rescess (5.16m x 3.1m)
Double aspect room with upvc windows to front and rear, wardrobes to remain, fitted carpet, radiator.

BEDROOM 2

14' 6" at widest point x 8' 10" (4.42m x 2.69m)
Upvc windows to front, built in cupboard, fitted carpet, radiator, loft access.



BEDROOM 3

8' 7" x 7' 11" (2.62m x 2.41m) Upvc window to rear, airing cupboard, fitted carpet, radiator.

OUTSIDE

The rear garden measures approximately 40', laid to lawn with patio area, timber shed with power and light, covered storage area, greenhouse, outside tap.

Gated access to front providing ample off street parking



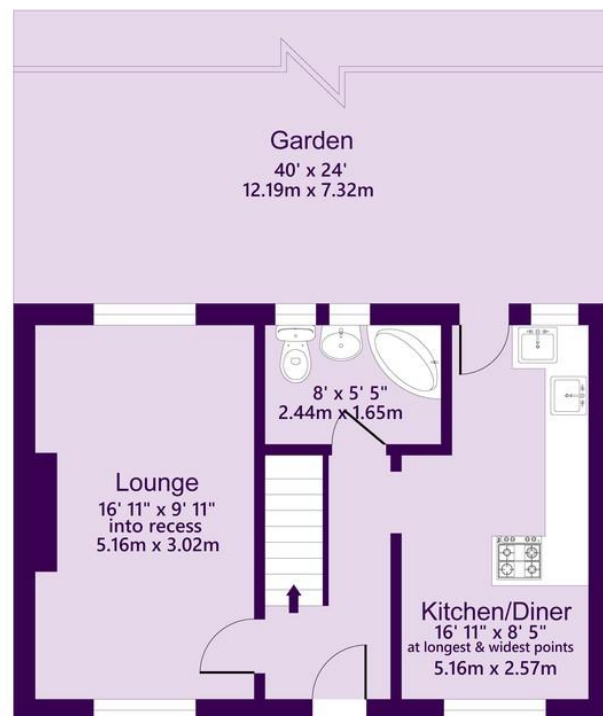
MATERIAL INFORMATION

Tenure: Freehold

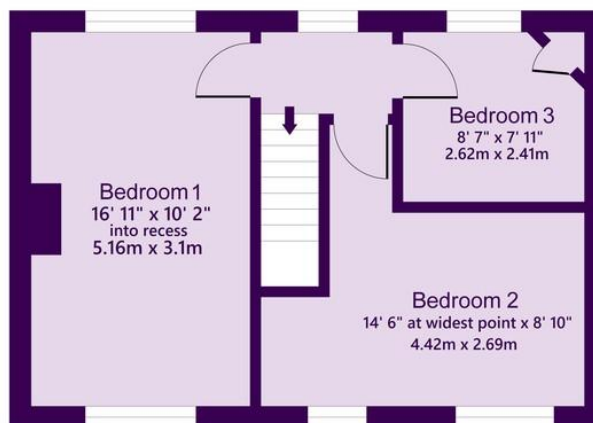
Council Tax band: C - £1,706.98

Eltham Green Road, SE9

Total area: Approx. 854.2 sq. feet (79.3 sq 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.
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Mobile service - O2, Vodafone and Three show likely service, EE show limited service for voice and for data Three and Vodafone show likely and limited for O2 and EE. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 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

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