

# Bernard Skinner



19 Restons Crescent, Eltham, SE9 2HZ

Guide Price £500,000 - £525,000

- Substantial 3 double bed semi
- Few hundred yards Avery Hill park
- Well presented throughout
- Bathroom and shower room

Very well presented, spacious three double bedroom semi-detached house in the current household for over four decades. Providing a through living room and conservatory, there is also the benefit of a ground floor shower room/wc and first floor bathroom. Situated within a few hundred yards of acres of parkland at Avery Hill park and with local shops and bus routes a similar distance, Falconwood station is just under a mile away and Leigh Stationers academy a third of a mile. Offered with a well tended, easy maintenance 64' rear garden with wider sideways and off street parking, this we feel, is a super family home, ready and waiting to move into and enjoy.





## Property Description

### ENCLOSED PORCH

Upvc glazed front door and UPVC windows, tiled flooring.

### ENTRANCE HALL

Upvc part glazed front door, laminate flooring, radiator.

### THROUGH LOUNGE

23' 4" x 12' 7" into recess (7.11m x 3.84m) Upvc bay window to front and double doors and window to conservatory, wooden fire surround and cast iron inset and gas coal effect fire, fitted carpet, two radiators.

### KITCHEN

10' 8" x 10' 4" (3.25m x 3.15m) Upvc window to rear and upvc part glazed door to garden, white gloss wall and base units with built in oven, hob and hood, 1.5 ceramic sink unit, part glazed walls, space for washing machine, dish washer and fridge freezer, tiled flooring.

### GROUND FLOOR SHOWER ROOM

6' 7" x 5' 6" (2.01m x 1.68m) Upvc window to side, w.c., wash basin with fitted storage, corner shower unit with hand shower and rain shower head, fully tiled walls, wall mounted boiler, tiled flooring, heated towel rail.

### CONSERVATORY

11' x 10' 11" (3.35m x 3.33m) Upvc windows on dwarf wall and patio doors to garden, radiator, tiled flooring.

### FIRST FLOOR

#### LANDING

Upvc window to side and front, airing cupboard, loft access, fitted carpet.







#### BEDROOM 1

13' 3" x 8' 9" to wardrobe (4.04m x 2.67m) Upvc window to rear, fitted wardrobes to one wall, built in cupboard, fitted carpet, radiator.



#### BEDROOM 2

12' 10" x 10' (3.91m x 3.05m) Upvc window to front, fitted carpet, radiator.



#### BEDROOM 3

10' 10" x 10' 2" (3.3m x 3.1m) Upvc window to rear, fitted carpet, radiator.



#### BATHROOM

6' 6" x 5' 7" (1.98m x 1.7m) Upvc window to side, white suite comprising panelled bath with mixer tap and shower over, w.c., wash basin, fully tiled walls, heated towel rail, tiled flooring.

#### OUTSIDE

The rear garden measures approximately 64ft with flower borders and artificial grass offering a low maintenance garden with patio areas, two sheds with power and light, outside lights and tap, an established pond, gated side access which is 7ft wide, outside cupboard.



Block paved frontage providing parking for two vehicles

#### MATERIAL INFORMATION

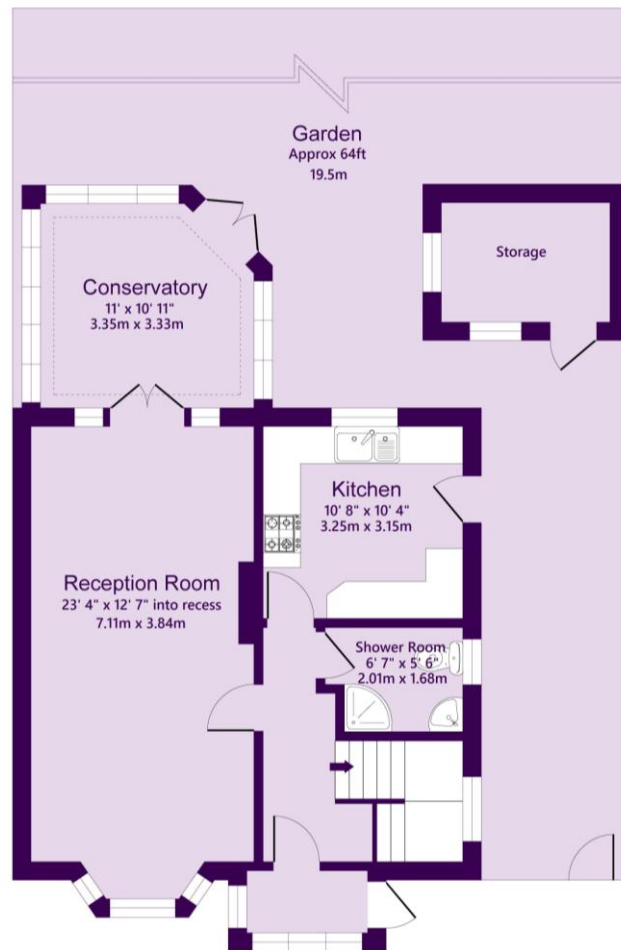
Tenure: Freehold

Council tax band: D - £1,920.36



# Restons Crescent, SE9

Total area: Approx. 1313.6 sq. feet (122.0 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 and Three show likely service, EE and Vodafone show limited service for voice and for data o2 show likely and limited for Three, Vodafone and EE. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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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