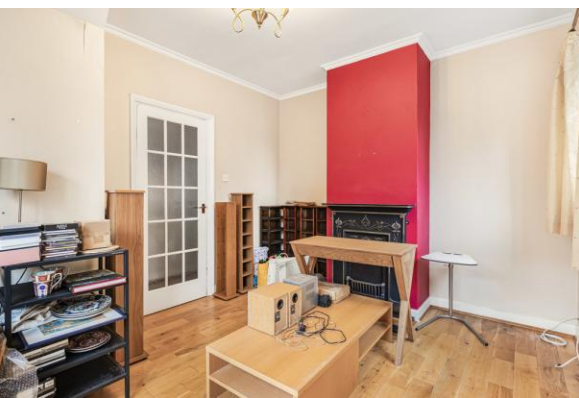


Bernard Skinner



392 Well Hall Road, Eltham, SE9 6UF

Guide Price £450,000 - £475,000

- Cottage-style end of terrace
- Handy for all amenities
- Three good sized bedrooms
- Two living rooms

A deceptively spacious, three bedroom, double-fronted end of terrace cottage-style house within the popular Progress Conservation area. Offered with two living rooms, with one being a through room with doors to the garden and the kitchen leads through to the conservatory. With three good sized bedrooms, smallest being 10' 2" x 9', there is a shower room to the first floor. With some original features including fire surrounds and picture rails, there is plenty of charm and character on offer. Situated within a few hundred yards of local shops, with bus routes immediately to hand, there are a variety of highly regarded primary schools all within three quarters of a mile and Eltham station just a little further. Extensive open space and woodland at Eltham Common and Castle Woods is within half a mile.



Property Description

PORCH

Part glazed door, tiled flooring.

ENTRANCE HALL

Upvc part glazed front door, radiator, wood flooring.

LOUNGE

16' 5" narrowing to 13' 4" x 13' 11" into recess (5m x 4.24m) Double aspect room with upvc window to front and patio doors to garden, cast iron fire surround, wood flooring, radiator, understairs cupboard.

DINING ROOM

12' 4" into recess x 10' 1" narrowing to 8' 1" (3.76m x 3.07m) Upvc windows to front and side, cast iron fire surround, wood flooring, radiator.

KITCHEN

10' 2" into recess x 10' 1" (3.1m x 3.07m) Fitted with wall and base units, built in oven, hob and hood, stainless steel sink unit, part tiled walls, space for washing machine and fridge freezer, tiled flooring, radiator, through to:-

CONSERVATORY

9' 4" at longest point x 7' 3" (2.84m x 2.21m) Upvc windows and glazed door to garden, radiator and tiled flooring.

FIRST FLOOR

LANDING

Upvc window to rear, fitted carpet, picture rail.





BEDROOM 1

14' 1" into recess x 9' 8" (4.29m x 2.95m) Upvc window to front, fitted carpet, radiator.

BEDROOM 2

13' 6" x 9' 6" at widest narrowing to 6' 9" (4.11m x 2.9m) Upvc window to front, fitted carpet, radiator, picture rail.

BEDROOM 3

10' 2" x 9' plus recess (3.1m x 2.74m) Upvc window to rear, cast iron fire surround, fitted carpet, radiator, picture rail.



SHOWER ROOM

7' 10" x 6' 4" (2.39m x 1.93m) Upvc window to rear, double shower unit, w.c., wash basin with fitted storage, part tiled walls, heated towel rail, vinyl flooring.

OUTSIDE

The rear garden measures approximately 51', raised decked area measures approx. 17' x 15' with handrail and steps leading down to lawned area with raised flower bed, rear decking area with timber shed, gated side access, outside tap and light, outside cupboard housing boiler.



Front garden: Dwarf wall and picket gate, shingle area.

MATERIAL INFORMATION

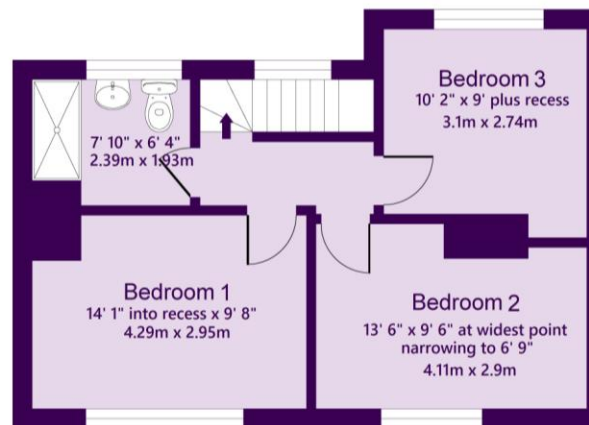
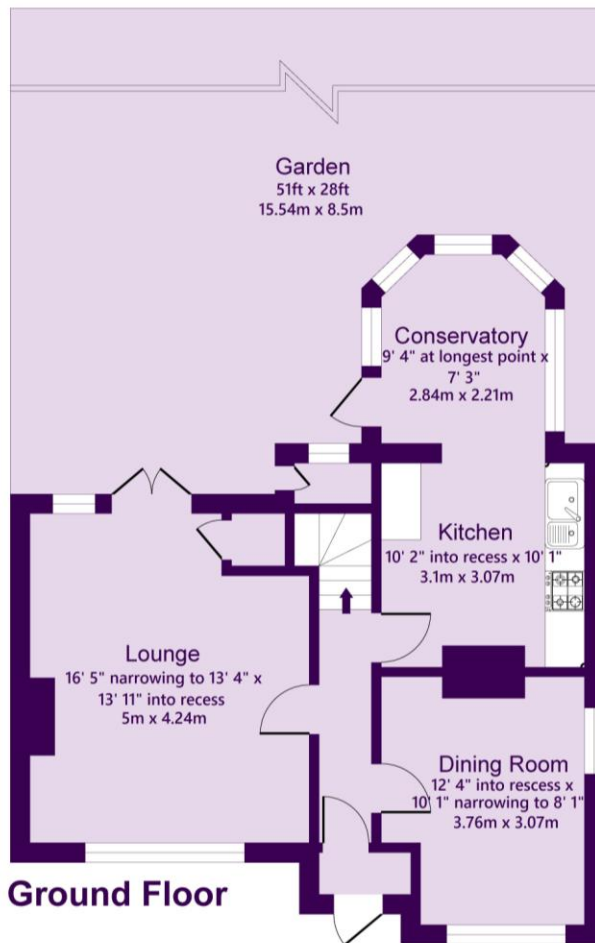
Tenure: Freehold

Council tax band: D - £1,920.36

Property is part of the conservation area - Progress Estate.

Well Hall Road, SE9

Total area: Approx. 1104.2 sq. feet (102.5 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



Highest broadband speed available: 1000Mbps
Download & 100Mbps Upload with Openreach and Virgin Media. Checked on checker.ofcom.org.uk

Mobile indoor service - O2, and Vodafone show likely service for voice and EE and Three show limited service and for mobile data Vodafone shows likely service and EE, Three and o2 show limited service. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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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