

# Bernard Skinner



22 Strongbow Road, Eltham, SE9 1DT

Guide Price £725,000

- Three double bedroom semi
- Central location
- No onward chain
- Two substantial reception rooms

In the current household for half a century, this exceptionally spacious three double bedroom semi-detached house, has generous sized rooms throughout, including the entrance hall and landing. With two sizeable living rooms and a substantial kitchen/breakfast room, the price reflects the somewhat dated fixtures and fittings. Offered with a well tended 84' garden with brick built workshop, integral garage and off street parking, the property is in a very convenient location with Eltham station a stones throw away (few hundred yards) and the High Street around half a mile. With plenty of potential to update and possibly extend if you so wish stopp, this, we feel is a very well proportioned home, offered to the market without any alteration to it's original layout or size, in a central location with a selection of highly regarded primary schools within half a mile or so. No onward chain, why not take a look!



## Property Description

### SPACIOUS L-SHAPED ENTRANCE HALL

Composite front door, understairs cupboard, picture rail, radiator, fitted carpet.

### RECEPTION 1

15' 1" into bay x 12' 7" into recess (4.6m x 3.84m)  
Double glazed leaded light bay window to front, radiator, fitted carpet.

### RECEPTION 2

14' x 12' 2" into recess (4.27m x 3.71m) Double glazed leaded light casement doors to garden, radiator, fitted carpet.

### KITCHEN/BREAKFAST ROOM

13' 11" x 10' 5" (4.24m x 3.18m) Double glazed window to rear, fitted with wall and base units, high level built in cupboard, built in oven, hob and cooker hood, washing machine and dishwasher to remain, wall mounted boiler, sink unit, plinth heater, part glazed door to garden.

### SPACIOUS CLOAKROOM

Double glazed window to side, w.c, wash basin, radiator, tiled walls.

### FIRST FLOOR

#### LANDING

Double glazed window to side, loft access with retractable ladder, airing cupboard, fitted carpet.

#### BEDROOM 1

15' 3" into bay x 10' widening to 12' into wardrobes (4.65m x 3.05m) Double glazed leaded light bay window to front, built in wardrobes to one wall, picture rail,





radiator, fitted carpet.

#### BEDROOM 2

14' 3" x 12' 3" plus built in wardrobes to recesses (4.34m x 3.73m) Double glazed window to rear, built in wardrobe to recesses, picture rail, radiator, fitted carpet.

#### BEDROOM 3

12' 3" x 11' 3" at widest points (3.73m x 3.43m) Double glazed leaded light window to front, radiator, fitted carpet.



#### BATHROOM

Double glazed window to side, suite comprising panelled bath with mixer tap, wash basin with storage, shower unit, part tiled walls, radiator.

#### SEPARATE WC

Double glazed window to side, wc., part tiled walls.

#### OUTSIDE

The well tended rear garden measures approximately 84' x 29', laid to lawn with well established flower beds and borders, paved patio, outside tap, greenhouse (in need of attention), double power socket, gated side access.



Brick built workshop to rear of garden measures approximately 13' 4" x 10' two upvc windows, fitted workbenches, part glazed door.

Block paved frontage with parking for two vehicles leads to:

Integral garage (currently used as storage) 15' 8" x 8' divided by mezzanine level providing storage, light and power, Beam central cleaning system unit, upvc window to side, electric up and over door.

# Strongbow Road, SE9

Total area: Approx. 1654.3 sq. feet (153.6 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



## MATERIAL INFORMATION

Tenure: Freehold

Council tax band: E - £2,347.11

Highest broadband speed available: 1800Mbps Download & 220Mbps Upload with Openreach and Virgin Media. Checked on checker.ofcom.org.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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