

Bernard Skinner



- Three bedroom Progress house
- Refurbishment opportunity
- Handy for all amenities
- No chain

39 Congreve Road, Eltham, SE9 1LW

Guide Price £385,000

An opportunity to purchase a three bedroom terraced cottage-style home within the Progress conservation area with its winding roads and small greens. In the current household for over seven decades it provides plenty of scope to fully update to own taste. With two living rooms and an upstairs bathroom, there is a 50' garden and no onward chain. Very handily located for Eltham station and some highly regarded primary schools within half a mile to three quarters of a mile, there is a wide selection of local shops and good bus routes on Well Hall road which is immediately to hand.



Property Description

ENTRANCE AREA

Part glazed front door, meter cupboard, radiator, fitted carpet.

RECEPTION 1

17' x 11' 6" narrowing to 7' 6" irregular shape (5.18m x 3.51m) Upvc leaded light window, patio doors to lean-to, fitted gas fire housing back boiler, radiator, cupboard housing immersion heater, fitted carpet.

RECEPTION 2

14' 4" x 9' 1" at widest points, irregular shape (4.37m x 2.77m) Three upvc windows with leaded lights, radiator, fitted carpet.

KITCHEN

7' 2" x 5' 8" irregular shape and taken at widest points (2.18m x 1.73m) Window to rear, fitted cupboards, sink unit, built in cupboard.

LEAN-TO

Double doors to garden.

FIRST FLOOR

LANDING

Loft access.

BEDROOM 1

16' 7" narrowing to 11' 6" x 10' 6" narrowing to 6' (5.05m x 3.2m) Two upvc windows with leaded lights, radiator, fitted carpet.

BEDROOM 2

11' into recess x 10' (3.35m x 3.05m) Upvc leaded light window, radiator, carpet.





BEDROOM 3

9' 10" x 9' irregular shape and taken widest points (3m x 2.74m) Upvc leaded light window, radiator, fitted carpet.

BATHROOM

Irregular shape Upvc window, panelled bath, wc, wash basin, radiator

OUTSIDE

The rear garden measures approximately 50', lawned area, established shrub borders, paved patio, timber shed in need of attention, outside tap



Front Garden with lawn and flower beds

MATERIAL INFORMATION

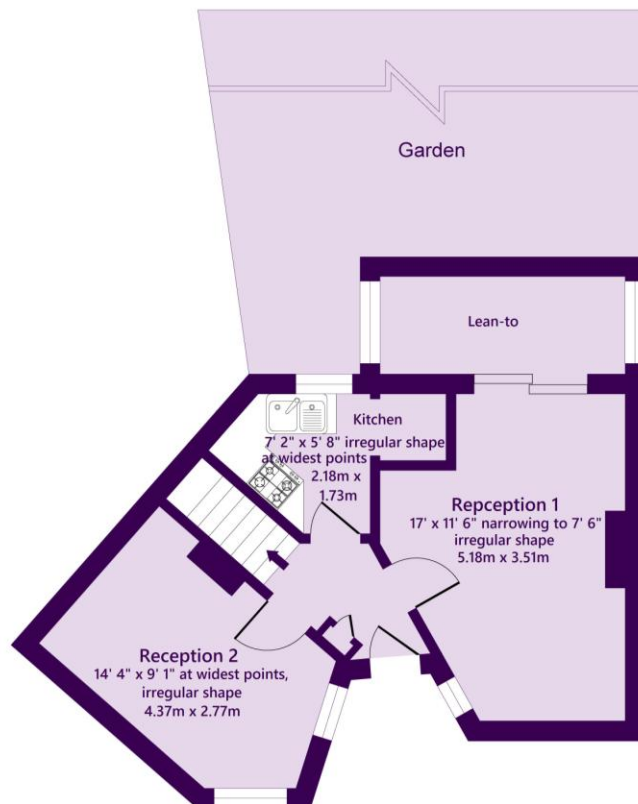
Tenure: Freehold

Council tax band D - £1920.36 pa



Congreve Road, SE9

Total area: Approx. 943.3 sq. feet (87.6 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.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	57 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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