

# Bernard Skinner



- Three bedroom maisonette
- First floor
- Own 80' garden
- 3/4 Mile from Mottingham station

174 Middle Park Avenue, Eltham, SE9 5SF

Guide Price £335,000

Offered with no onward chain, this sizeable three bedroom first floor maisonette, with two doubles and a good sized single bedroom, recently redecorated throughout, is situated conveniently for Mottingham station, which is just under three quarters of a mile away and with a variety of local shops and both secondary and primary school on the road itself. With the benefit of an 80' garden, the property has upvc double glazing and gas central heating. Ideal first time or investment purchase. Why not take a look!





## Property Description

### ENTRANCE HALL

A secure composite front door, stairs leading to first floor, laminate flooring.

### FIRST FLOOR

#### LANDING

Doors leading to all rooms, laminate flooring, loft access.

#### LOUNGE

13' 11" x 11' 6" into recess (4.24m x 3.51m) Upvc window to front, radiator, laminate flooring.

#### KITCHEN

7' 8" x 7' 1" (2.34m x 2.16m) Upvc windows to side and rear, fitted wall and base units, built in oven, hob and cooker hood, sink unit, part tiled walls, space for washing machine, dish washer and fridge freezer, tiled flooring.

#### BEDROOM 1

14' x 9' 1" (4.27m x 2.77m) Upvc window to front, laminate flooring, radiator.

#### BEDROOM 2

12' 3" x 10' 5" into recess (3.73m x 3.18m) Upvc window to front, laminate flooring, radiator.

#### BEDROOM 3

8' 11" x 7' 11" into recess (2.72m x 2.41m) Upvc window to rear, laminate flooring, radiator.







## BATHROOM

Upvc window to side, white suite comprising double shower unit, w.c., wash basin, fully tiled walls, space for washing machine, vinyl flooring, heated towel rail.

## REAR GARDEN

The rear garden measures approximately 80', mainly laid to lawn, professionally paved area to side, decked patio area, outside tap and lighting, timber shed to rear.



## MATERIAL INFORMATION

Tenure: Leasehold

Lease: 125 years from 20/10/2003 - 103 Years remaining.

Service charge - £823.89 pa as at Y/E 31/3/24 - includes £10 Ground Rent pa

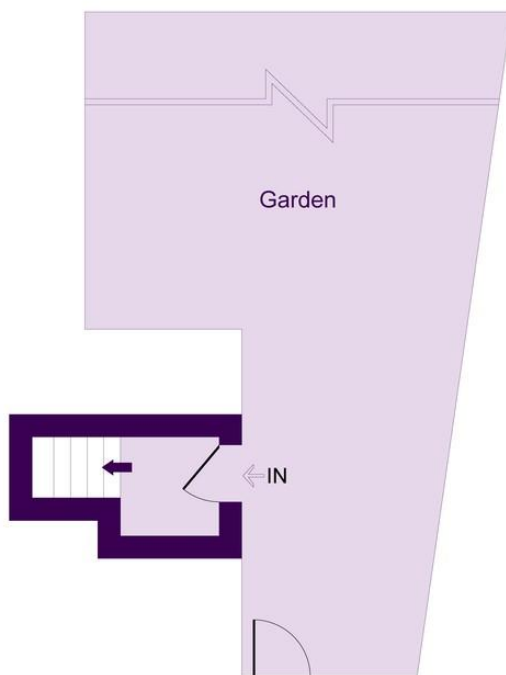
EPC: C

Council Tax Band: C - £1,706.98

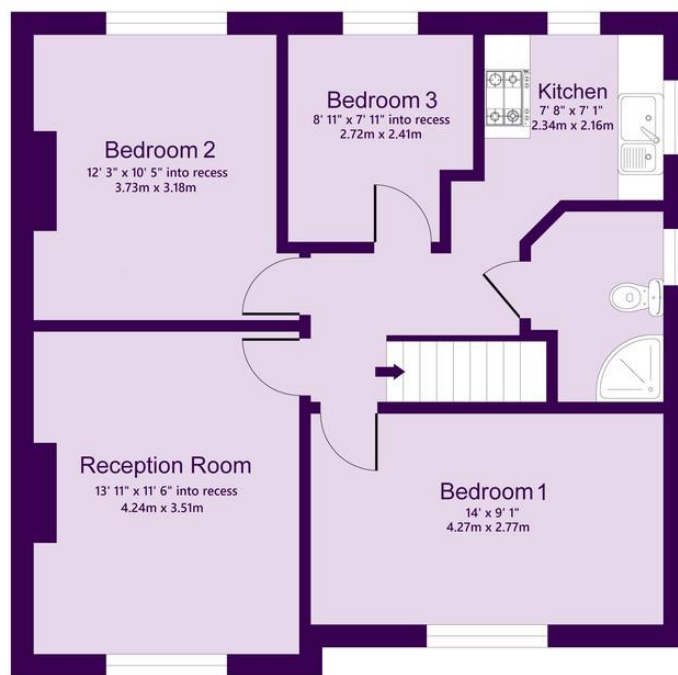


# Middle Park Aveune, SE9

Total area: Approx. 737.0 sq. feet (68.4 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		
69-80	C	74 C	76 C
55-68	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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