

Bernard Skinner



68 Lingfield Crescent, Eltham, SE9 2RQ

Guide Price £550,000 - £575,000

- Three bedroom semi
- Attached tandem garage
- Garden office with bi-fold doors
- Few hundred yards station

Situated very conveniently within a few hundred yards of Falconwood station and with extensive woodland at Oxleas just a little further, this three bedroom semi-detached house with attached tandem garage, in the current household for three decades, has potential for extension subject to the usual consents. With the benefit of a fitted kitchen with white gloss units, through living room and stylish bathroom with bath and separate shower unit, there is also a good sized garden office to the rear of the garden which offers a variety of uses. With a sunny, Westerly facing 68' garden and ample off street parking, there is access to the A2 within close proximity, as are Bishop Ridley CE primary school and Harris Academy Falconwood, both under half a mile away, Bexley Grammar school is 1.3 miles. Why not take a look!



Property Description

ENTRANCE HALL

Part glazed front door, radiator, laminate flooring.

THROUGH LIVING ROOM

LOUNGE AREA

13' 10" into bay x 12' 9" into recess (4.22m x 3.89m) Upvc bay window to front, wooden fire surround with pebble effect gas fire, radiator, laminate flooring, through to:-

DINING AREA

11' x 10' 2" (3.35m x 3.1m) Upvc French doors to the garden, radiator, laminate flooring.

KITCHEN

9' x 7' 10" (2.74m x 2.39m) Upvc window to rear, fitted white gloss wall and base units, built in oven, hob and cooker hood, 1.5 bowl sink unit, cupboard housing boiler, space for dishwasher, understairs cupboard, upvc part glazed door to garden.



FIRST FLOOR

LANDING

Upvc window to side, loft access, fitted carpet.

BEDROOM 1

14' 6" into bay x 8' 6" to wardrobes (4.42m x 2.59m) Upvc bay window to front, built in wardrobes to one wall, radiator, laminate flooring.



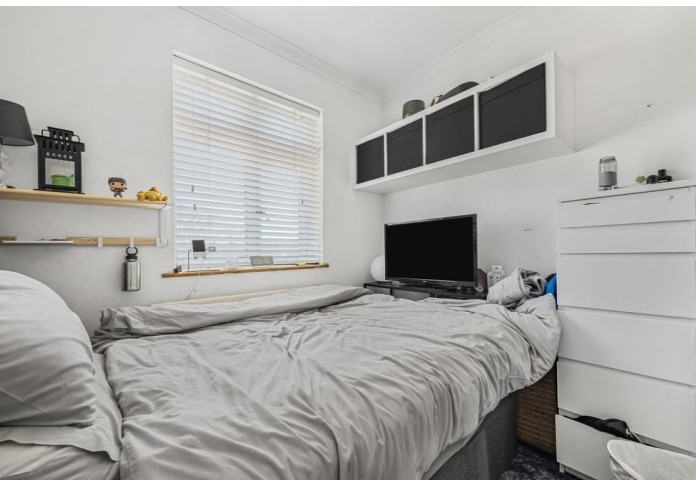
BEDROOM 2

11' x 11' (3.35m x 3.35m) Upvc window to rear, radiator, laminate flooring.



BEDROOM 3

8' x 8' widening to 9'10" into recess (2.44m x 2.44m) Upvc window to front, radiator, laminate flooring, cupboard over stairwell.



BATHROOM

8' 4" x 6' 10" (2.54m x 2.08m) Upvc window to side, white suite comprising panelled bath, separate shower unit, wash basin with fitted storage, wc.,



OUTSIDE

The sunny, Westerly facing rear garden measures approximately 68', laid to lawn with sizeable paved patio, outside tap.

Garden office to the rear of the garden measures approximately 19' 7" x 11' 8" (5.97m x 3.56m), bi-fold doors, light and power, laminate flooring.



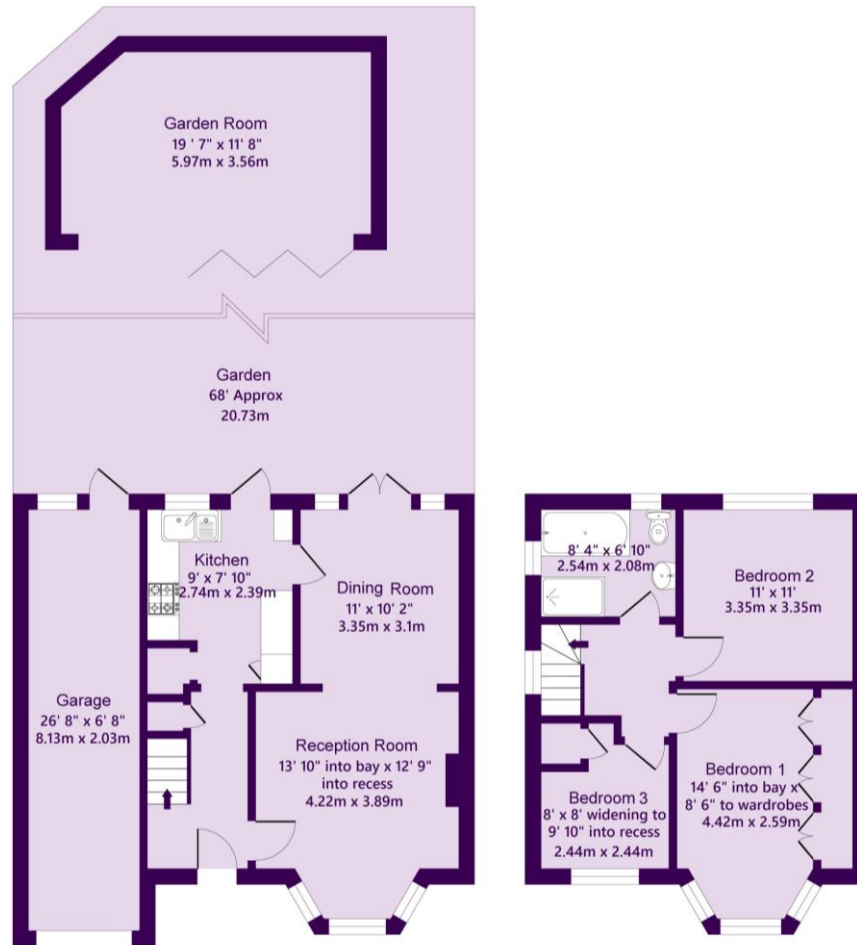
Extended attached garage: Measures approximately 26' 8" x 6' 8" (8.13m x 2.03m), light and power, space for washing machine and other white goods.



Own driveway/frontage: Block paved providing parking for at least two vehicles.

Lingfield Crescent, SE9

Total area: Approx. 1345.5 sq. feet (125.0 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.
Produced By Planpix



MATERIAL INFORMATION

Tenure: Freehold

Council tax band D - £2155.05 pa

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 60 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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