

Bernard Skinner



8 Eastnor Road, New Eltham, SE9 2BG

Guide Price £485,000

- Three bedroom end of terrace
- No onward chain
- Central location
- Third of a mile New Eltham station

Situated in such a convenient spot for all amenities, with New Eltham station a third of a mile, two highly regarded primary schools Wyborne and Dulverton 0.4 miles and 0.7 miles respectively and extensive green space at Avery Hill park around half a mile, this three bedroom end of terrace house, offered with no onward chain, provides a lounge/diner with patio doors to the garden and kitchen with white gloss wall and base units. Upstairs there are three bedrooms with the smallest measuring 11' x 6' 6" and a good sized bathroom with both bath and separate shower unit. With the benefit of a ground floor cloakroom, integrated garage and own driveway, there is a sunny South West facing, easy maintenance garden and a secure shared sideways. An ideal first or second time purchase, why not take a look, we hold keys!



Property Description

SPACIOUS ENTRANCE PORCH

6' 1" x 4' 3" (1.85m x 1.3m) Patio doors, tiled floor, door to cloakroom and pedestrian door to garage, part glazed door and side panel to:-

ENTRANCE HALL

9' 5" x 4' 11" (2.87m x 1.5m) laminate flooring, stairs to first floor.

LIVING ROOM

21' 6" x 10' narrowing to 9'6 and 6'3 to downstairs cupboard (6.55m x 3.05m) Upvc patio doors to garden, two radiators, downstairs cupboard, laminate flooring.

KITCHEN

12' 7" x 7' 2" (3.84m x 2.18m) Double glazed window to rear, fitted white gloss wall and base units, built in oven, hob and stainless steel cooker hood, space for washing machine, 1.5 bowl sink unit, part tiled walls, tiled floor, upvc part glazed door to garden.

GROUND FLOOR CLOAKROOM

Double glazed window to front, wc., wash basin, tiled floor.

FIRST FLOOR

LANDING

Radiator, two built in cupboards, loft access, fitted carpet.





BEDROOM 1

12' 5" into recess x 12' (3.78m x 3.66m) Upvc window to rear, radiator, fitted carpet.



BEDROOM 2

11' 1" x 7' 10" (3.38m x 2.39m) Double glazed window to front, radiator, built in cupboard, fitted carpet.



BEDROOM 3

11' 1" x 6' 6" (3.38m x 1.98m) Double glazed window to front, radiator, fitted carpet.



BATHROOM

11' 11" x 5' 4" (3.63m x 1.63m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, separate shower unit, pedestal wash basin, w.c., heated towel rail, part tiled walls, vinyl flooring.



OUTSIDE

The sunny, South Westerly facing rear garden measures approximately 29' x 19' (8.84m x 5.79m), artificial grass, paved patio, outside tap and light, timber shed, gated side access to shared secure gated sideway for three properties.

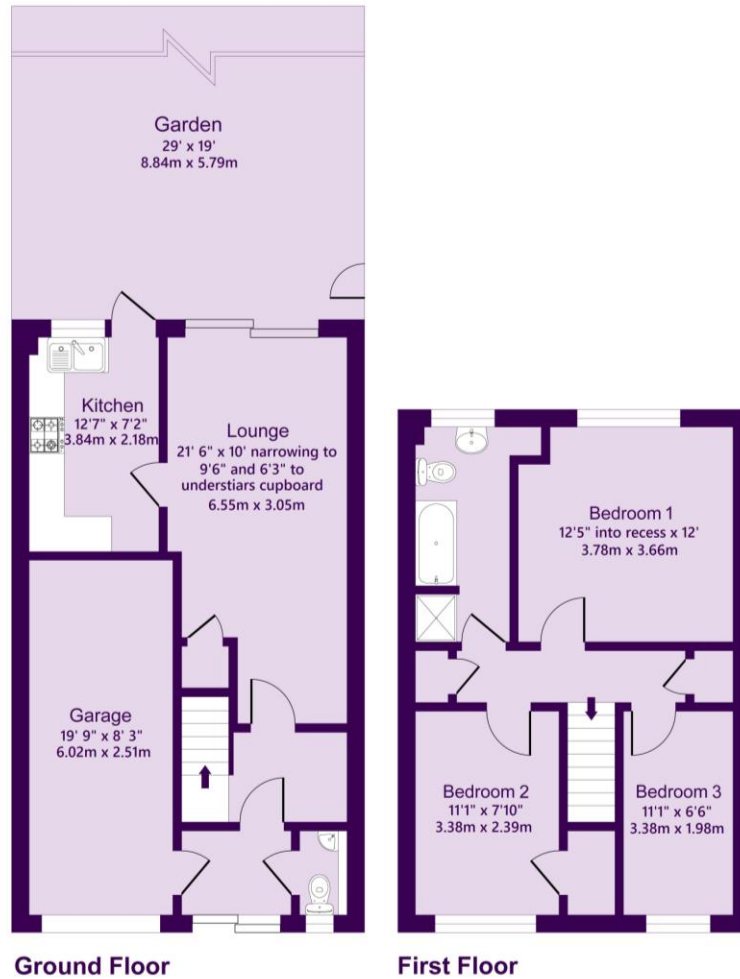


Integral garage: 19' 9" x 8' 3" (6.02m x 2.51m), wall mounted boiler, light and power, up and over door.

Own driveway in front of the garage.

Eastnor Road, SE9

Total area: Approx. 1054.9 sq. feet (98.0 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: D - £1,920.36

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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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