

# Bernard Skinner



9 Dunblane Road, Eltham, SE9 6RX

Guide Price £550,000

- Stylish three bedroom semi
- Extended kitchen/diner/solar panels
- Well tended secluded 85' garden
- Attached garage/own driveway

Situated in a side road within a few hundred yards of a variety of shops on Well Hall road and well served by bus routes, this very well presented three bedroom semi, in the current household for nearly three decades, benefits from a rear extension with solar panels providing a dining area open-plan to kitchen with integrated appliances. Stylishly decorated throughout, with fitted wardrobes to two bedrooms, there are shutters to most windows and Amtico flooring to almost all the rooms with underfloor heating in the bathroom. The 85' sunny South Easterly garden is extremely well tended and generally easy maintenance with privacy and seclusion provided by well established shrubs, divided into three sections with lawned and patio area, then two further areas with paving and two sheds and a small lawned area with vegetable and fruit growing areas to the rear.





## Property Description

With an attached garage and own driveway, Eltham station is just under a mile and extensive woodland at Castle Woods is within a few hundred yards. This is a super family home, well cared for, we feel by the current owners and ready and waiting to move into and enjoy. St. Thomas More RC primary and Ark Greenwich Free school both within half a mile, Deansfield primary school is 0.7 miles.

### ENTRANCE HALL

Upvc part glazed front door with leaded lights, upvc window to side, two understairs cupboards, one with power, radiator, Amtico flooring, replacement internal doors.

### THROUGH LIVING ROOM

24' 2" x 11' 7" into half bay (7.37m x 3.53m) Upvc double glazed window to front with shutters, two radiators, low level fitted cupboards to recesses, Amtico flooring, patio doors to garden with shutters.

### KITCHEN BREAKFAST ROOM

#### KITCHEN AREA

9' 2" x 5' 10" (2.79m x 1.78m) Wide range of white gloss wall and base units, built in oven, hob and cooker hood, inset sink unit, integrated washing machine, dishwasher, fridge and microwave, part tiled walls, Amtico flooring, through to:-

#### DINING AREA

12' x 11' 11" (3.66m x 3.63m) Upvc double glazed window to rear with shutters, radiator, Amtico flooring, French doors to garden.

### FIRST FLOOR

#### LANDING

Upvc double glazed window to side, loft access via retractable ladder, fitted carpet.







#### BEDROOM 1

11' 10" x 9' 8" to wardrobes (3.61m x 2.95m) Upvc double glazed window to front with shutters, built in wardrobes to one wall, radiator, Amtico flooring



#### BEDROOM 2

10' x 9' 11" to wardrobes (3.05m x 3.02m) Upvc double glazed window to rear, built in wardrobes to one wall, radiator, Amtico flooring.



#### BEDROOM 3

7' 10" x 6' (2.39m x 1.83m) Upvc double glazed window to front with shutters, radiator, Amtico flooring.



#### BATHROOM

6' x 5' 3" (1.83m x 1.6m) Upvc double glazed window to rear, white suite comprising panelled bath with large and small shower heads over, wash basin, wc., heated towel rail, fully tiled walls, vinyl flooring with underfloor heating.

#### OUTSIDE

The very well tended and established 85' rear garden, has a sunny South Easterly aspect, with a variety of established shrubs, the garden has three sections all on one level with the first section having a lawned area, large paved patio with porcelain, non slip paving and a secluded sun trap patio area with manual canopy and grape vine, raised flower beds, decked area with arbour with fitted seat and well established trailing shrub providing shade, the next section is very secluded and is fully paved and has two sizeable timber sheds one used as a workshop and measuring 11' 10" x 7' 7" (3.61m x 2.31m) with light and power and the other measuring 8' x 8' (2.44m x 2.44m) with light and power, the third section has a lawned area and is very secluded, vegetable/fruit planting areas and further small timber shed and established hedging.

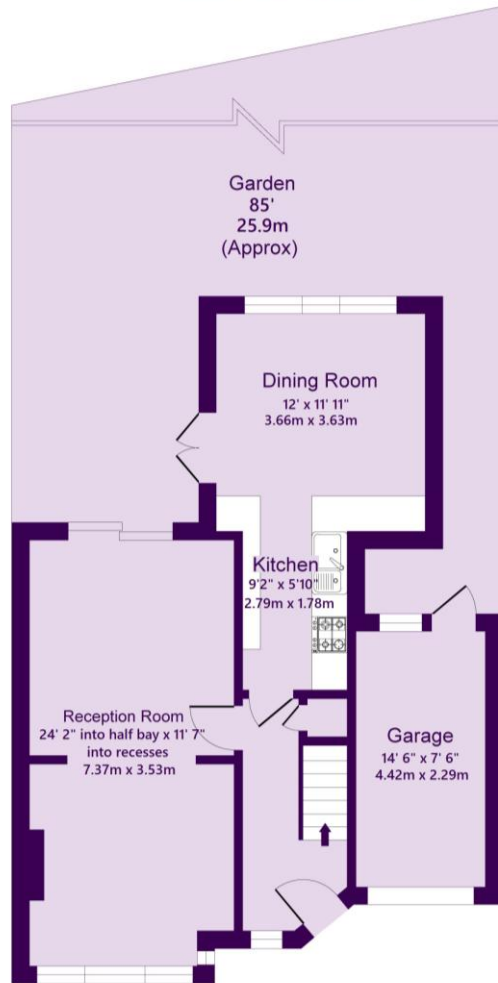
Sideway leads to attached garage, outside tap.



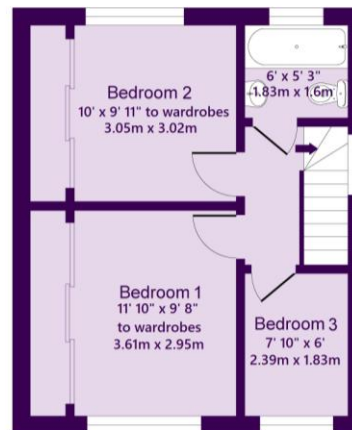
Own driveway leads to attached garage 14' 6" x 7' 6" (4.42m x 2.29m), outside lighting, light and power, fitted wall cupboards.

# Dunblane Road, SE9

Total area: Approx. 1077 sq. feet (100.0 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 - £2,011.64

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	79 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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