

Bernard Skinner



- Three bedroom semi
- Own drive and wider sideway
- Potential to extend stpp
- Update to own taste

17 Appleton Road, Eltham, SE9 6NY

Guide Price £400,000

A three bedroom semi-detached house of Laings Easiform concrete construction situated with highly regarded St Thomas More RC primary school opposite, this is an opportunity to update to own taste, which is reflected, we feel in the guide price. Offered with own driveway and no onward chain, public transport is immediately to hand at the end of the road on Rochester Way and Eltham station is just under a mile away. With a wider side access and sunny, West facing garden, there may be potential to extend stpp.



Property Description

ENTRANCE HALL

Upvc part glazed front door, understairs cupboard and meter cupboard, laminate flooring, radiator.

LOUNGE

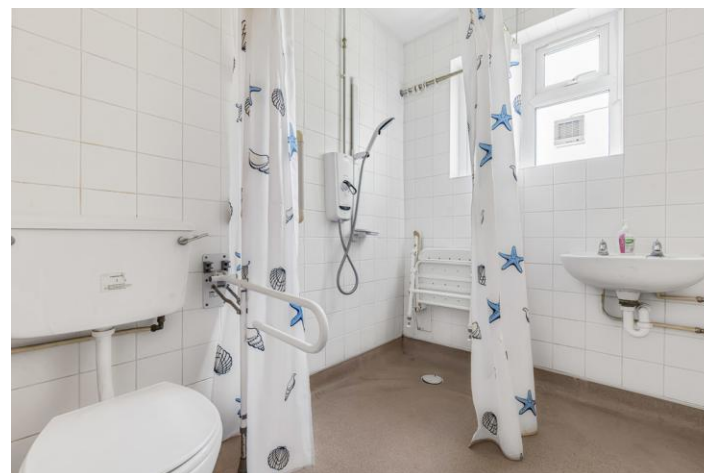
15' 6" into bay x 11' 11" into recess (4.72m x 3.63m) Upvc bay window to front, fitted carpet, radiator.

KITCHEN

11' 11" x 5' 11" (3.63m x 1.8m) Upvc window to rear, door to garden, fitted wall and base units, built in oven and hob, sink unit, space for washing machine and undercounter fridge and freezer, part tiled walls, wall mounted boiler, vinyl flooring, radiator.

GROUND FLOOR WETROOM

7' 5" x 5' 8" (2.26m x 1.73m) Upvc window to rear, w.c., wash basin, shower area, part tiled walls, vinyl flooring, radiator.



FIRST FLOOR

LANDING

Upvc window to side, fitted carpet, loft access.

BEDROOM 1

16' 2" at widest point x 9' 1" (4.93m x 2.77m) Two upvc windows to front, built in wardrobe, fitted carpet, radiator.



BEDROOM 2

10' 10" x 9' 2" (3.3m x 2.79m) Upvc window to rear, fitted carpet, radiator.

BEDROOM 3

8' 5" x 7' 5" (2.57m x 2.26m) Upvc window to rear, fitted carpet, radiator.

REAR GARDEN

West facing, sunny rear garden measuring approximately 38' at mid point x 26' (11.79m x 8.13m) laid to lawn with patio area, outside tap and light, wider side way leads to gated access, timber shed measuring 11' 4" x 7' 5" (3.45m x 2.26m) power and light.



FRONTAGE

Own driveway

Front garden lawned with flower borders

MATERIAL INFORMATION

Tenure: Freehold

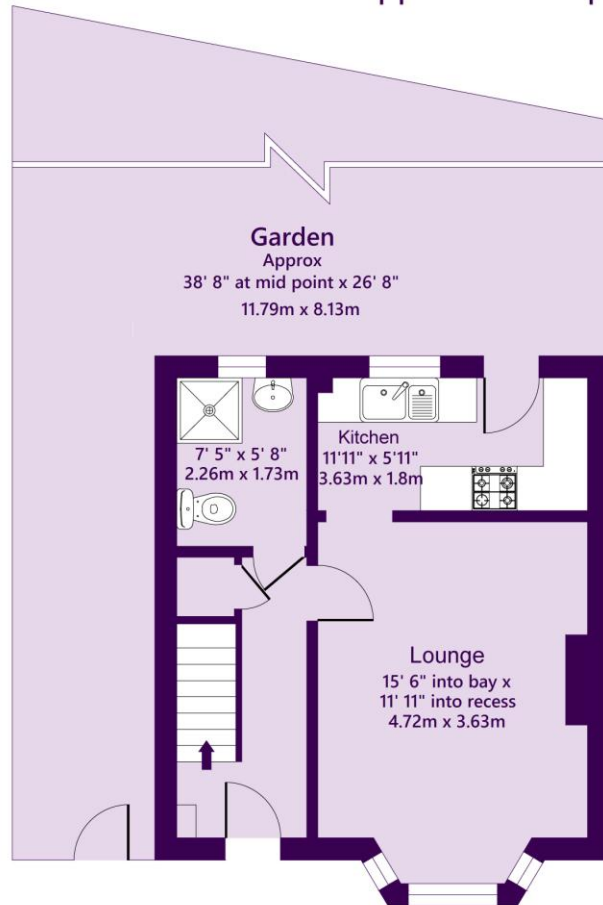
Construction: Laings easiform concrete construction

Council Tax band: C - £1,788.12

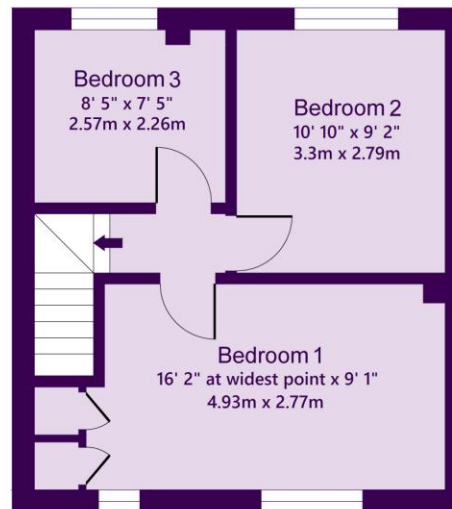


Appleton Road, SE9

Total area: Approx. 759 sq. feet (70.5 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	63 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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