

Bernard Skinner

EVEREST ROAD, ELTHAM SE9 6PX
GUIDE PRICE £925,000





So much character and space with this light and airy, well presented 4 double bedroom 'Page' built Edwardian semi-detached house. Centrally located with Eltham station just a few hundred yards away, High Street a quarter of a mile away and a selection of highly regarded schools within 3/4 mile or so, this halls adjoining property has a wealth of features including fireplaces, ceiling cornice and original internal doors and has a well equipped kitchen with white gloss units, integrated appliances open plan to the second reception room. With three good sized living rooms a ground floor cloakroom and spacious entrance hall and landing, there is plenty of built in storage and fitted wardrobes. With a well tended 105', sunny, West facing garden and no chain, we recommend early viewing of this substantial family home with plenty of character.



ENTRANCE PORCH

Original floor and wall tiling, original front door and side panels with coloured leaded lights.

SPACIOUS ENTRANCE HALL

Original internal doors, original ceiling cornice, built in cupboard, radiator

FRONT RECEPTION ROOM

16' 10" into bay x 14' 6" into recess (5.13m x 4.42m)
Bay window to front with original windows and shutters, wooden fire surround with tiled inset, original ceiling cornice, radiator

REAR RECEPTION ROOM

15' 2" x 13' 1" into recess (4.62m x 3.99m) Double glazed French doors and windows to garden, wooden fire surround with cast iron and tiled inset, original ceiling cornice, radiator, open plan to:-

KITCHEN

10' 11" x 9' 6" (3.33m x 2.9m) Double glazed window to rear, extensively fitted with white gloss wall and base units, built in double oven, induction hob and cooker hood, built in microwave, integrated dishwasher and washing machine, 1.5 bowl sink unit.

3RD RECEPTION ROOM

12' 8" x 11' 4" into recesses (3.86m x 3.45m) Double glazed window to side, cupboard housing boiler, radiator



CLOAKROOM

Wc., wash basin, radiator

SPACIOUS LANDING

Built in airing cupboard with radiator, two further built in cupboards, radiator, loft access, fitted carpet.







BEDROOM 1

16' 9" into bay and including wardrobe space x 12' 7" (5.11m x 3.84m) Bay window to front with original sashes, cast iron fire surround with tiled inset, original ceiling cornice, range of fitted wardrobes, radiator

BEDROOM 2

13' x 12' (3.96m x 3.66m) Two double glazed windows to rear, cast iron fire surround, original ceiling cornice, radiator

BEDROOM 3

13' 10" including wardrobe space x 8' 9" (4.22m x 2.67m) Original sash window to front, cast iron fire surround, radiator

BEDROOM 4

11' 4" x 8' (3.45m x 2.44m) Double glazed window to rear, cast iron fire surround, radiator

SHOWER ROOM

7' 8" x 6' 8" (2.34m x 2.03m) Double glazed window to side, double shower unit with large and small shower heads, wash basin with fitted storage and mirrored light over, heated towel rail, fully tiled walls, tiled floor

SEPARATE WC

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

OUTSIDE

The well tended, sunny, West facing rear garden measures approximately 105', laid to lawn, established shrubs, decked patio, two sheds, outside light, tap and power sockets, apple tree, gated side access

Front garden with lawn and established shrubs

MATERIAL INFORMATION

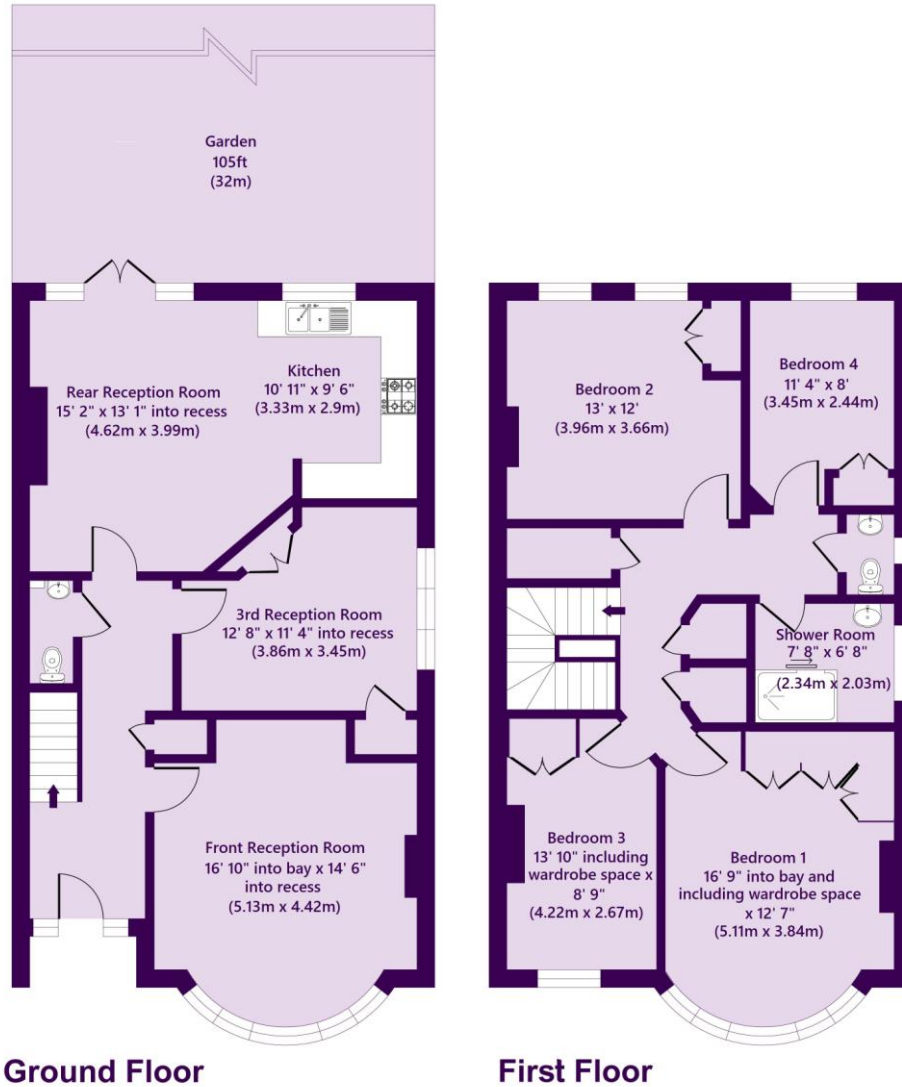
Tenure: Freehold

Council tax band: F - £2,905.71 pa



Everest Road, SE9

Total area: Approx. 1602.5 sq. feet (148.8 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

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Estate Agents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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