

Bernard Skinner



53 Strongbow Crescent, Eltham, SE9 1DN

Guide Price £450,000

- Three bedroom terrace
- Central Eltham
- Handy for all amenities
- Facing a green

Situated in a very convenient spot with Eltham station a few hundred yards, Eltham High Street a little further and a selection of highly regarded primary schools all within 3/4 mile or so, this three bedroom terraced house, in the same household since built in the early 1960's and has the benefit of a new boiler fitted in 2025. Offered with two reception rooms and a sunny West facing garden, the property faces several greens and has a variety of shops close to hand on Well Hall Road.



Property Description

ENRANCE HALL

Composite front door, radiator, fitted carpet.

INNER HALLWAY

Understairs cupboard, vinyl flooring.

RECEPTION 1

13' 4" into bay x 10' 7" (4.06m x 3.23m) Upvc bay window to front with leaded lights, two radiators, wooden fire surround with cast iron and tiled inset, fitted carpet, through to:-

RECEPTION 2

10' 4" x 10' 2" (3.15m x 3.1m) Upvc window to rear with leaded lights, radiator, fitted carpet.

KITCHEN

10' x 8' into recess (3.05m x 2.44m) Upvc window and door to garden with leaded lights, fitted wall and base units, 1.5 bowl sink unit, space for washing machine, part tiled walls, larder cupboard, cupboard housing boiler, meter cupboard, radiator, vinyl flooring.



FIRST FLOOR

LANDING

Built in cupboard, loft access via retractable ladder, fitted carpet.



BEDROOM 1

13' 10" into bay x 10' 7" (4.22m x 3.23m) Upvc bay window to front with leaded lights, radiator, fitted carpet.



BEDROOM 2

12' 5" x 10' 4" narrowing to 5'11 (3.78m x 3.15m) Upvc window to rear with leaded lights, radiator, fitted carpet.



BEDROOM 3

12' 3" x 6' 2" widening to 9'3 (3.73m x 1.88m) Upvc window to front with leaded lights, radiator, fitted carpet.



BATHROOM

Upvc window to rear with leaded lights, panelled bath with electric shower unit over, wash basin, radiator, fully tiled walls, vinyl flooring.



SEPARATE WC

Upvc window to rear with leaded lights, wc., fully tiled walls, vinyl flooring.



OUTSIDE

The sunny, Westerly facing rear garden measures approximately 38', lawned area, flower and shrub borders, paved patio, timber shed, outside tap

Front garden: lawn and flower beds

On street parking (residents permit required)

Strongbow Crescent, SE9

Total area: Approx. 951.7 sq. feet (88.4 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	76 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

22 Well Hall Road
Eltham
SE9 6SF

www.bernardskinner.co.uk
020 8859 3033
mail@bernardskinner.co.uk

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