

Bernard Skinner



17 Lovelace Green, Eltham, SE9 1LG

Guide Price £500,000

- Double-fronted Progress cottage
- Two double bedrooms
- Shower room with contemporary suite
- Stylishly fitted kitchen

An opportunity to purchase an immaculate and cosy, cottage style two bedroom terraced house on the Progress conservation area, overlooking the largest green on the Estate. This property is in turn-key condition, we believe, with a stylishly fitted kitchen with integrated appliances and breakfast bar. Upstairs are the two bedrooms, master bedroom 18', both with fitted wardrobes and a shower room with a contemporary suite. The secluded and well stocked and easy maintenance rear garden measures approximately 44' is well established with an irrigation system. Situated so conveniently for all amenities, Eltham Station three quarters of a mile away, a variety of highly regarded primary schools including, Deansfield, The Gordon and St Thomas More RC within half a mile and local shops and bus routes on Well Hall road within a quarter of a mile. Why not take a look, early viewing recommended. No onward chain.



Property Description

PART GLAZED STABLE DOOR

LOUNGE

15' 6" x 12' 6" at widest point (4.72m x 3.81m)
Double aspect room with uPVC window to front and French doors to the rear to the conservatory, laminate flooring, radiator.

KITCHEN

15' 4" x 7' 10" (4.67m x 2.39m) Double aspect room with uPVC windows front and rear, glazed uPVC door to garden, fitted wall and base units, Butchers block work surface with built in oven, hob and cooker hood, integrated washing machine and dishwasher, Butler sink, part tiled walls, breakfast bar, tiled floor, radiator.

CONSERVATORY

9' 10" x 7' 6" (3m x 2.29m) UPVC windows and French doors to garden, laminate flooring.

FIRST FLOOR

LANDING

UPVC window to rear, picture rail, laminate flooring, loft access.





BEDROOM 1

18' 1" x 11' at widest narrowing to 5' 11" to wardrobe (5.51m x 3.35m) Double aspect room with uPVC window front and rear, built in wardrobe, raised platform forming a cosy space for the bed, laminate flooring, radiator.

BEDROOM 2

10' 11" at widest point x 8' 3" to wardrobe (3.33m x 2.51m) UPVC window to front, built in wardrobe, laminate flooring, radiator.



SHOWER ROOM

7' 3" x 7' 1" (2.21m x 2.16m) UPVC window to rear, shower with glass screen, w.c., wash basin with fitted storage, part tiled walls, heated towel rail, tiled flooring.

OUTSIDE

The easy maintenance rear garden measures approximately 44', well stocked and secluded with decked area, flower borders with irrigation system, outside tap, lighting and power, timber shed with power and light.



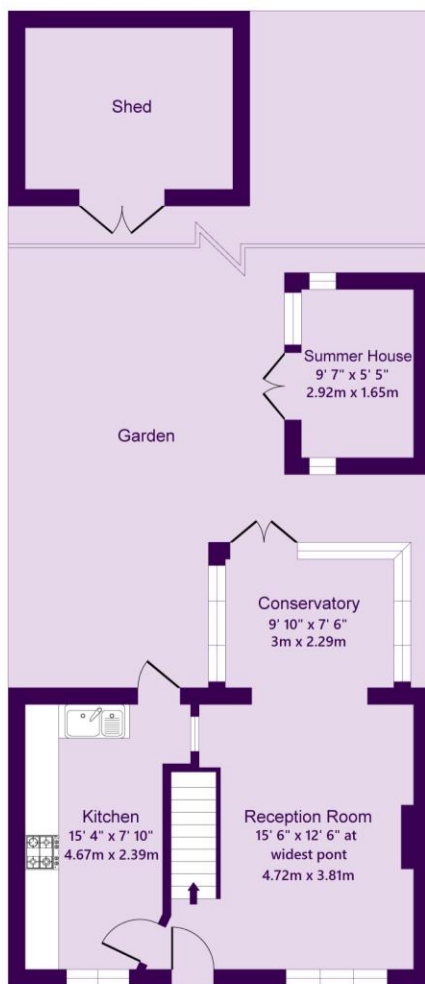
SUMMERHOUSE

9' 7" x 5' 5" (2.92m x 1.65m) Summerhouse with power, currently being used as a home office.

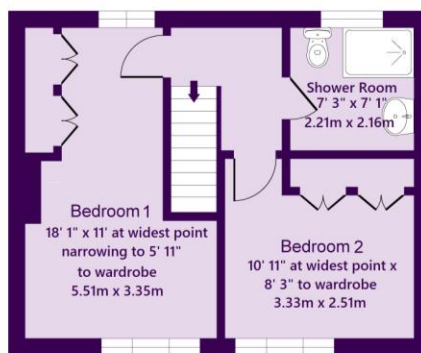
Well established front garden with flower beds, picket fence.

Lovell Green, SE9

Total area: Approx. 1027 sq. feet (95.4 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

Conservation Area: Progress Estate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 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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