

Bernard Skinner



- Extended two bedroom semi
- No onward chain
- Two living rooms
- Attached garage and own driveway

41 Purneys Road, Eltham, SE9 6HX

Guide Price £425,000

This two bedroom, extended, end of terrace (Laings Easiform) concrete construction property is situated in a side road and is conveniently located up to half a mile from a variety of primary schools including St. Thomas More RC. Offering plenty of potential to update to own taste, the property benefits from two living rooms, a shower room on the ground floor and bathroom on the first floor and an attached garage with own driveway. Offered with an easy maintenance, sunny South Westerly facing 30' garden and no onward chain, the area is well served by bus routes close to hand on Rochester Way and Eltham station is about three quarters of a mile, offered with no onward chain, why not take a look!



Property Description

ENTRANCE HALL

UPVC front door, picture rail, fitted carpet, radiator, understairs cupboard.

LOUNGE

14' x 11' 11" (4.27m x 3.63m) Window to front, radiator.

KITCHEN

10' 9" x 7' 5" (3.28m x 2.26m) Double glazed window to rear, fitted wall and base units, built in oven and hob, stainless steel sink unit, washing machine and undercounter fridge to remain, part tiled walls, radiator.

DINING ROOM

11' 7" x 12' 3" narrowing to 8' (3.53m x 3.73m) Double glazed window to rear, fitted carpet, radiator.

SHOWER ROOM

6' 8" x 5' 8" (2.03m x 1.73m) Shower unit, w.c., wash basin, radiator, vinyl flooring.

LOBBY

Double glazed door to garden.





FIRST FLOOR

LANDING

Window to side, loft access.

BEDROOM 1

15' 11" at widest point to wardrobe x 9' 2" (4.85m x 2.79m) Windows to front, picture rail, built in wardrobe, two radiators.

BEDROOM 2

10' 9" x 9' 1" (3.28m x 2.77m) Window to rear, fitted carpet, airing cupboard, radiator.



BATHROOM

8' 6" x 7' 7" (2.59m x 2.31m) Window to rear, panelled bath with mixer tap, w.c., wash basin, part tiled walls, radiator, wall mounted boiler.

OUTSIDE

Sunny South-Westerly facing rear garden measuring approximately 30', mainly laid to lawn, patio area, outside tap and lighting.



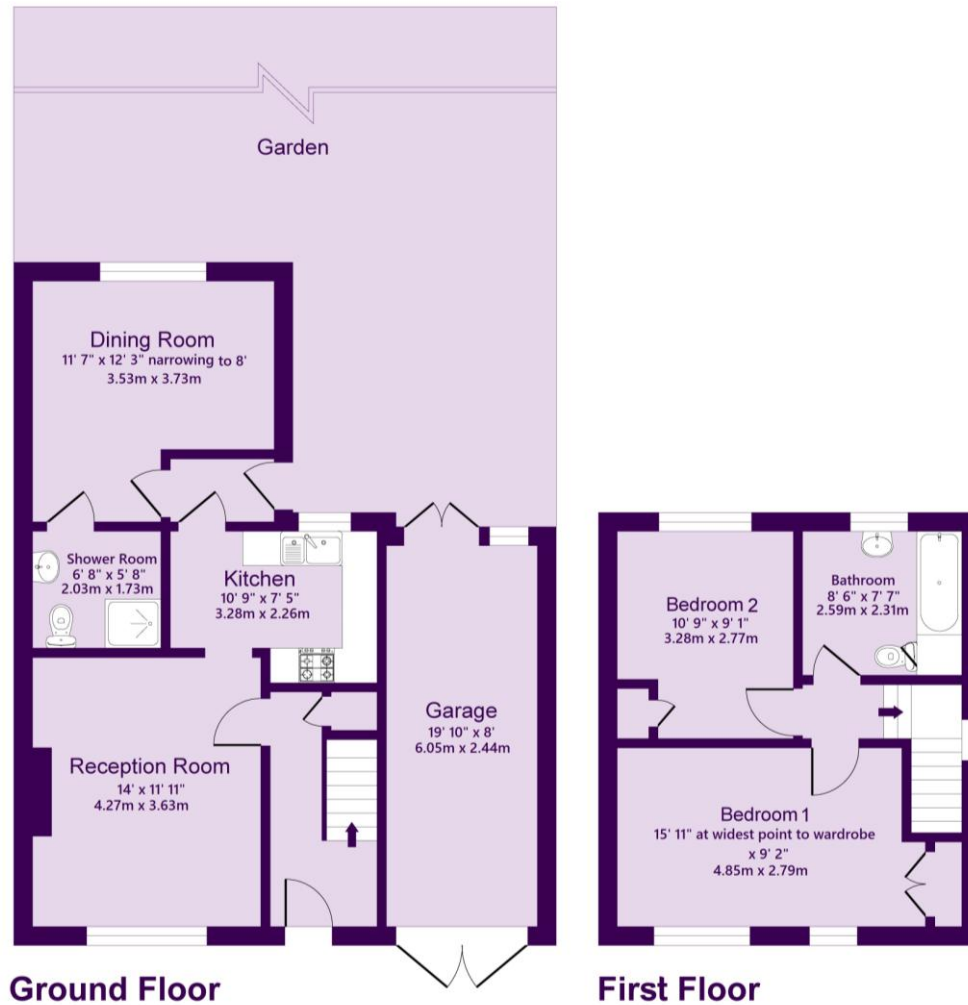
ATTACHED GARAGE

19' 10" x 8' (6.05m x 2.44m) Power and light, own driveway

Front garden laid to lawn

Purneys Road, SE9

Total area: Approx. 1072.8 sq. feet (99.6 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



MATERIAL INFORMATION

Tenure: Freehold

Construction: Laings Easiform Concrete

Council Tax Band: C - £1,788.12

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 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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