

Bernard Skinner



69 Archery Road, Eltham, SE9 1HF

Guide Price £485,000

- Three bedroom semi
- Central Eltham
- Few hundred yards station
- Updating required

A great opportunity to purchase a three bedroom semi-detached house in a central location with everything you need on your door step. With Eltham station a few hundred yards and the High Street just a little further, there are a number of highly regarded primary schools also within half a mile or so, including Gordon and Eltham C of E. In the current household for over four decades, this property offers plenty of potential to update to own taste with scope to extend to the rear and convert the loft stpp. With off road parking for two vehicles, why not contact us to arrange a viewing.



Property Description

ENTRANCE HALL

Upvc part glazed front door, radiator, understairs cupboard.

LOUNGE

14' 2" into bay x 12' 3" into recess (4.32m x 3.73m) Double glazed bay window to front, radiator.

REAR RECEPTION

9' 2" x 5' 10" (2.79m x 1.78m) composite door to garden, radiator, archway to:-

KITCHEN

12' 3" x 9' 1" (3.73m x 2.77m) Double glazed window to rear, wall and base units, free standing cooker, wall mounted boiler, space for washing machine, fully tiled walls, stainless steel sink unit, radiator.



FIRST FLOOR

LANDING

Double glazed window to side, loft access.

BEDROOM 1

11' 5" at mid point x 10' 6" (3.48m x 3.2m) Double glazed bay window to front, radiator.



BEDROOM 2

10' 5" x 9' 2" (3.18m x 2.79m) Double glazed window to rear, built in cupboard, radiator.



BEDROOM 3

10' 3" narrowing to 5' 10" x 7' 10" narrowing to 4' 8" (3.12m x 2.39m) Double glazed window to front, cupboard, radiator.



BATHROOM

5' 6" x 5' (1.68m x 1.52m) Double glazed window to rear, panelled bath with mixer tap and hand shower, wash basin, part tiled walls, radiator.



SEPERATE W.C.

Double glazed window to side, w.c.

OUTSIDE

The sunny, West facing rear garden measures approximately 39', mainly laid to lawn, patio area, outside tap, gated side access.



Parking for two vehicles to the front of the property.

MATERIAL INFORMATION

Tenure: Freehold

Council tax band: D - £2,011.64

Archery Road, SE9

Total area: Approx. 866 sq. feet (80.4 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 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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