

Bernard Skinner



- Three bedroom cottage-style home
- Plenty of character and charm
- No onward chain
- Two living rooms

3 Arsenal Road, Eltham, SE9 1JS

Guide Price £475,000 - £500,000

Situated in a popular side road on the sought after Progress Conservation area with its winding roads and many greens, this three bedroom cottage-style property in the same household for nearly five decades offers two reception rooms, ground floor cloakroom and good sized kitchen. With the benefit of a 90' garden and no onward chain, the boiler has been replaced in 2025. With highly regarded Deansfield primary school just over half a mile, extensive woodland just under half a mile, local shops and bus routes almost immediately to hand on Well Hall road and Eltham station just under a mile, this is home with plenty of character and space. Why not take a look - we hold keys.



Property Description

ENTRANCE HALL

Composite front door, radiator, wood flooring.

LOUNGE

15' 7" x 10' 3" (4.75m x 3.12m) Upvc window to rear, radiator, wooden fire surround with gas coal effect fire, wood flooring.

DINING ROOM

10' 5" x 10' 1" (3.18m x 3.07m) Upvc window to front, radiator, wood flooring.

KITCHEN

13' 3" x 8' 8" (4.04m x 2.64m) Upvc window to rear, fitted wall and base units, washing machine, dishwasher, fridge/freezer and free standing cooker to remain, 1.5 bowl stainless steel sink unit, upvc part glazed door to garden

GROUND FLOOR CLOAKROOM

Upvc window to front, w.c, wash basin, wood flooring.



FIRST FLOOR

LANDING

Loft access, fitted carpet, original doors to all rooms.

BEDROOM 1

15' 9" to wardrobes x 10' (4.8m x 3.05m) Upvc window to rear, built in wardrobes to eaves, radiator, wood flooring.



BEDROOM 2

11' 10" into recess x 9' 11" into dormer (3.61m x 3.02m) Upvc window to front, radiator, built in wardrobe, fitted carpet.

BEDROOM 3

9' 6" x 8' including wardrobe space (2.9m x 2.44m) Upvc window to rear, fitted wardrobe, cupboard housing boiler (new boiler 2025)



SHOWER ROOM

Upvc window to rear, shower unit, wash basin, w.c, part tiled walls, vinyl flooring.

OUTSIDE

The rear garden measures approximately 90', with lawn, established shrubs and trees, patio area, outside tap.

MATERIAL INFORMATION

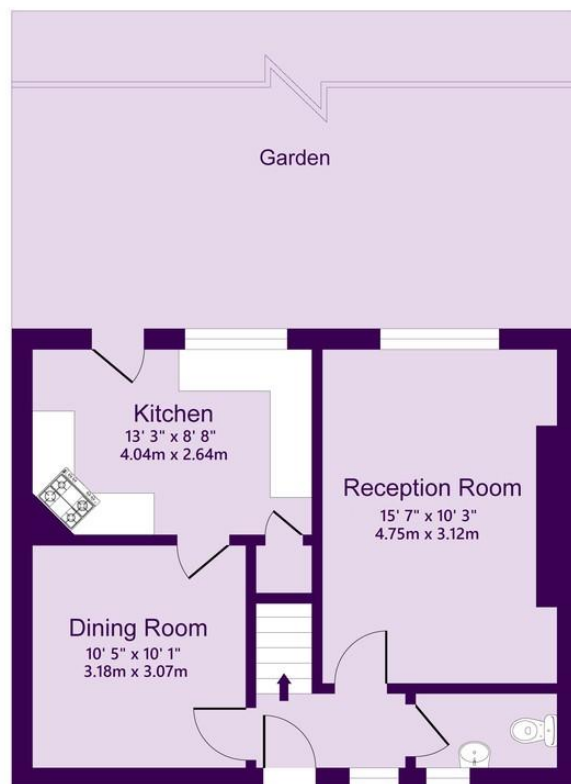
TENURE: Freehold

Council tax band: D - £2011.64

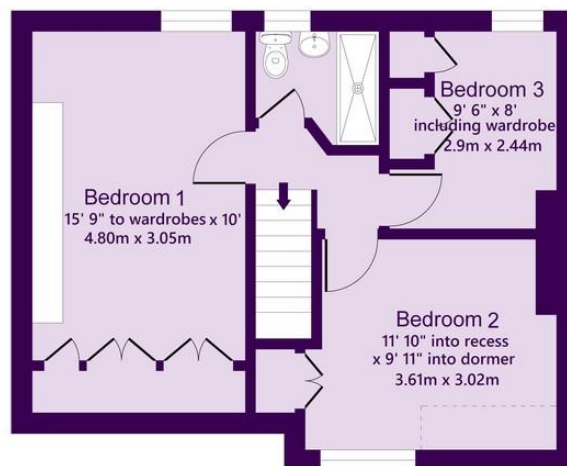


Arsenal Road, SE9

Total area: Approx. 950.2 sq. feet (88.2 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



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

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