





- Charming three bedroom end of terrace
- Sought after Progress conservation area
- Facing a green
- Well equipped 24' x 10' 7" kitchen/diner
- Plenty of parking
- Original features
- Upstairs bathroom/wc
- Handy for all amenities
- Ground floor cloakroom
- 69' Well tended rear garden

Situated on, arguably, the most sought-after road on the highly acclaimed Progress conservation area, built between 1914-1918, with its unique architecture, winding roads and many green spaces, this is a stylish and very well presented three bedroom end of terrace house in an enviable location, facing the green. With a wider plot than most in the road and set well back, providing more than ample parking, this super property has been extended to provide 24' kitchen/diner with double doors leading to the garden. With a through living room and a ground floor cloakroom, this property has windows to three aspects and is light and airy throughout with a view over the extensive green. With a very well tended and stocked rear garden measuring 69' x 32' with double gates to the side, this is a super family home.



Close to local shops, cafes, and amenities, including two highly rated primary schools, the property is close to public transport including Eltham station half a mile away with regular trains to London.

All in all a property which comes highly recommended to view without delay!

ENTRANCE HALL

Composite front door, understairs cupboard, original varnished floorboards.

THROUGH LIVING ROOM

16' 5" x 9' 11" plus recess (5m x 3.02m) Double aspect room with double glazed leaded light window to front overlooking the green and upvc leaded light double doors to the garden, radiator, fireplace with open hearth, fitted carpet.

KITCHEN/DINER

24' x 10' 7" narrowing to 8' 8" at dining area (7.32m x 3.23m) Triple aspect room with double glazed windows to front and side overlooking the green and upvc leaded light double doors to the garden, two Velux windows, extensively fitted with gloss fronted wall and base units, built in Bosch oven, hob and stainless steel chimney hood, integrated washing machine, dishwasher and fridge and freezer, stainless steel sink unit, breakfast bar



incorporating built in cupboards under, picture rail, cupboard housing boiler, wood flooring.

GROUND FLOOR CLOAKROOM

Double glazed leaded light window to rear, wc., wash basin, radiator, wood flooring.







FIRST FLOOR

SPACIOUS LANDING

Double glazed leaded light window to front overlooking the green, radiator, picture rail, loft access, partial wood floor, fitted carpet.

BEDROOM 1

16' 5" x 8' 9" narrowing to 6' 11" (5m x 2.67m)

Double aspect room with double glazed leaded light windows overlooking the green and the rear garden, radiator, picture rail, fitted carpet.

BEDROOM 2

10' 1" x 9' 2" plus recess (3.07m x 2.79m)

Double glazed leaded light window to rear, original cast iron fire surround, picture rail, radiator, fitted carpet.

BEDROOM 3

11' 4" x 7' 1" (3.45m x 2.16m) Double glazed leaded light window to front, picture rail, radiator, fitted carpet.

BATHROOM

7' 7" x 5' 7" (2.31m x 1.7m) Double glazed leaded light window to rear, white suite comprising shower bath with shower over, wash basin with fitted storage, wc., heated towel rail, part tiled walls, tiled floor.

OUTSIDE

The very well tended and stocked 69' x 32' rear garden (tapering to rear) is lawned with large paved patio and further raised patio with privacy trellis and retaining wall, variety of established shrubs and flower borders, outside, lights, tap and power points, double gates to side with timber storage unit.

FRONT GARDEN

Well stocked flower and shrub borders.

Own driveway with parking for up to three vehicles.

MATERIAL INFORMATION

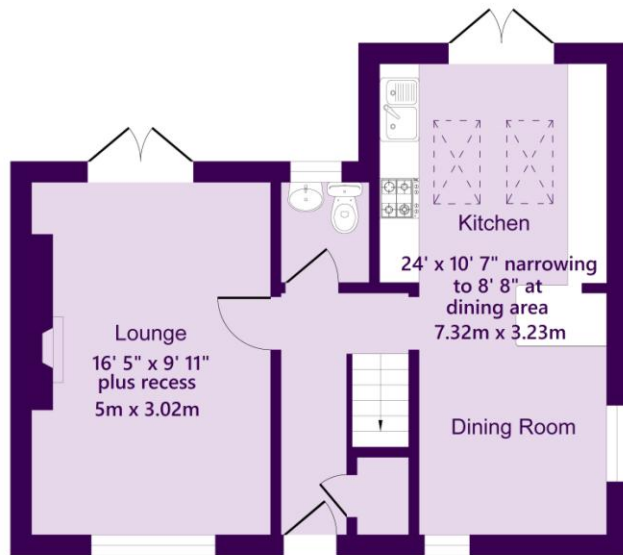
Tenure: Freehold

Council tax band: D - £2,011.64

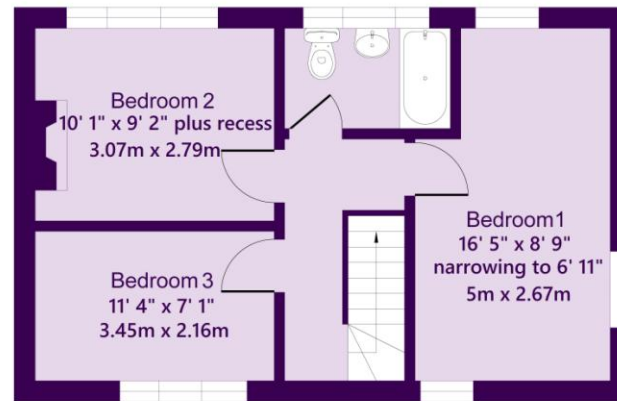


Lovelace Green, SE9

Total area: Approx. 936.5 sq. feet (87.0sq 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.
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92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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