

# Bernard Skinner



167 Green Lane, New Eltham, SE9 3SZ

Guide Price £550,000

- 4 Bedroom Period semi
- Full updating required
- Three reception rooms
- Bathroom and g/f cloaks

On the market for the first time in over 60 years, this charming four-bedroom semi-detached house is full of potential and character. With a traditional layout and a wealth of original features, it offers a rare opportunity to create your perfect family home. The ground floor comprises three generously sized reception rooms, a kitchen, and a cloakroom. French doors from the dining room lead onto a small patio area, which opens out to an 80ft rear garden.

Upstairs, the principal bedroom boasts a lovely square bay window that floods the room with natural light, along with an elegant cast iron fireplace. Bedrooms two and three are both well-proportioned and overlook the rear garden. Bedroom four features a small balcony that adds a touch of character.





## Property Description

Conveniently located just 0.6 miles from New Eltham Station and slightly further to the High Street, this home is perfectly placed for commuters and families alike. Montbelle and Wyborne Primary Schools are 0.8 miles away. The green open space of Fairy Hill Park is a short 0.3 miles stroll from the front door.

The property retains many original period details, including feature fireplaces, cornicing, and dado rails – providing a wonderful canvas for anyone looking to modernise while preserving character.

### ENCLOSED PORCH

Upvc glazed door.

### ENTRANCE HALL

Double glazed front door, understairs cupboard, dado rail, ceiling cornice, radiator.

### LOUNGE

13' 11" into bay x 13' 7" into recess (4.24m x 4.14m)  
Double glazed bay window to front, tiled fireplace, radiator

### DINING ROOM

12' 1" x 11' 9" into recess (3.68m x 3.58m) Double glazed French doors to garden, wooden fire surround with tiled inset and open hearth, ceiling cornice, radiator.

### BREAKFAST ROOM

10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to side, fitted cupboards to recess housing hot water cylinder, wall mounted boiler, radiator.







#### KITCHEN

10' 6" x 6' 7" (3.2m x 2.01m) Double glazed window and door to side, door to lobby, fitted wall and base units, free standing cooker, stainless steel sink unit, larder.



#### GROUND FLOOR CLOAKROOM

Window to rear, w.c.

#### FIRST FLOOR

#### LANDING

Airing cupboard, loft access, skylight.



#### BEDROOM 1

14' into bay x 11' 8" into recess (4.27m x 3.56m) Double glazed bay window to front, cast iron fire surround, radiator



#### BEDROOM 2

12' x 11' 7" into recess (3.66m x 3.53m) Double glazed window to rear, cast iron fire surround, radiator

#### BEDROOM 3

11' 10" x 9' 5" at mid point (3.61m x 2.87m) Double glazed window to rear, cast iron fire surround, fitted wardrobe to recess



#### BEDROOM 4

8' 5" x 5' 8" (2.57m x 1.73m) Double glazed door leading to small balcony

#### BATHROOM

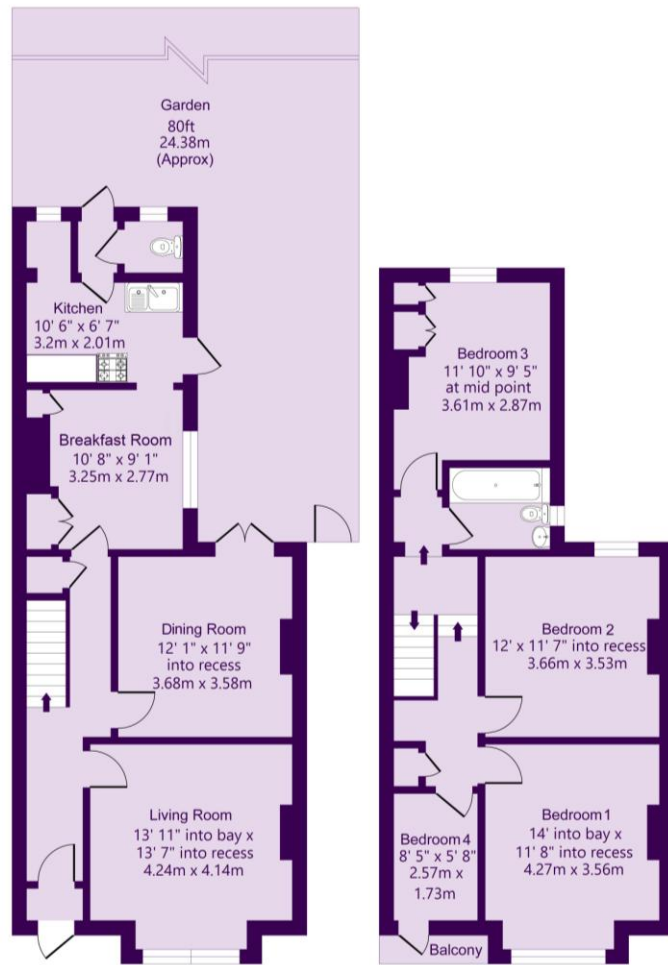
Window to side, panelled bath, wash basin, w.c.

#### OUTSIDE

The rear garden measures approximately 80', in

## Green Lane, SE9

Total area: Approx. 1331.0 sq. feet (123.6 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

need of attention, gated side access, outside tap.

Off street parking.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E - £2,458.67



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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