

Bernard Skinner



8 Braywood Road, Eltham, SE9 2RH

Guide Price £550,000 - £575,000

- Three bedroom semi-detached chalet
- Two reception rooms
- Ground floor bedroom, bathroom and wc
- Rewired 2022

Conveniently located with Falconwood station and local shops and restaurants immediately to hand, this three-bedroom semi-detached chalet offers plenty of charm and potential. With Oxleas Woods close by for those who love outdoor space, the location is hard to beat. Recent updates include a rewire (2022), block-paved driveway, and patio. Outside, the sunny South-Westerly facing garden is complemented by a detached garage, while inside you'll find attractive original features that add character. Set on a quiet side road, this home is ideal for families, with Bishop Ridley CE Primary School and Harris Academy both under half a mile away. This is a home with space to grow, character to enjoy, and potential to unlock. Don't miss it-come and take a look!



Property Description

SPACIOUS ENTRANCE HALL

Upvc front door, radiator, picture rail

RECEPTION 1

16' into bay x 11' 10" into recess (4.88m x 3.61m) Upvc bay window to front, tiled fireplace, radiator, picture rail, fitted carpet.

RECEPTION 2

13' 5" narrowing to 10'5 x 11' 7" into recess (4.09m x 3.53m) Radiator, picture rail, understairs cupboard, fitted carpet, through to:-

KITCHEN/BREAKFAST ROOM

19' 5" x 8' widening to 9'2 at dining end (5.92m x 2.44m) Upvc window and French doors to the garden, fitted wall and base units, 1.5 bowl sink unit, wall mounted boiler, space for washing machine, part tiled walls, picture rail, space for cooker, upvc glazed door to garden, vinyl flooring.

BEDROOM 3 (GROUND FLOOR)

10' 7" x 7' 10" (3.23m x 2.39m) Upvc bay window to front, radiator, picture rail, fitted carpet.

GROUND FLOOR BATHROOM

8' 8" x 4' 10" at widest points (2.64m x 1.47m) Upvc window to side, panelled bath, wash basin, radiator, fitted storage, vinyl floor.

SEPARATE WC

Upvc window to side,

FIRST FLOOR

LANDING





Fitted cupboard, loft access, fitted carpet.

BEDROOM 1

16' 8" into bay x 11' 11" plus recess (5.08m x 3.63m)

Upvc bay window to front, radiator, picture rail, two built in cupboards, fitted carpet.

BEDROOM 2

11' 9" x 10' 4" (3.58m x 3.15m) Upvc window to rear, radiator, picture rail, eaves storage cupboard, new fitted carpet.



OUTSIDE

The Sunny South Westerly facing rear garden measures approximately 45' x 30' (13.71m x 9.14m), lawned area, flower borders, recently block paved pathway and patio area, timber shed, outside light, tap and power

Own driveway, recently block paved leads to double gates and then on to detached garage

Detached garage: 20' 7" x 10' 5" (6.27m x 3.18m), up and over door.

Front garden: lawned area with borders.



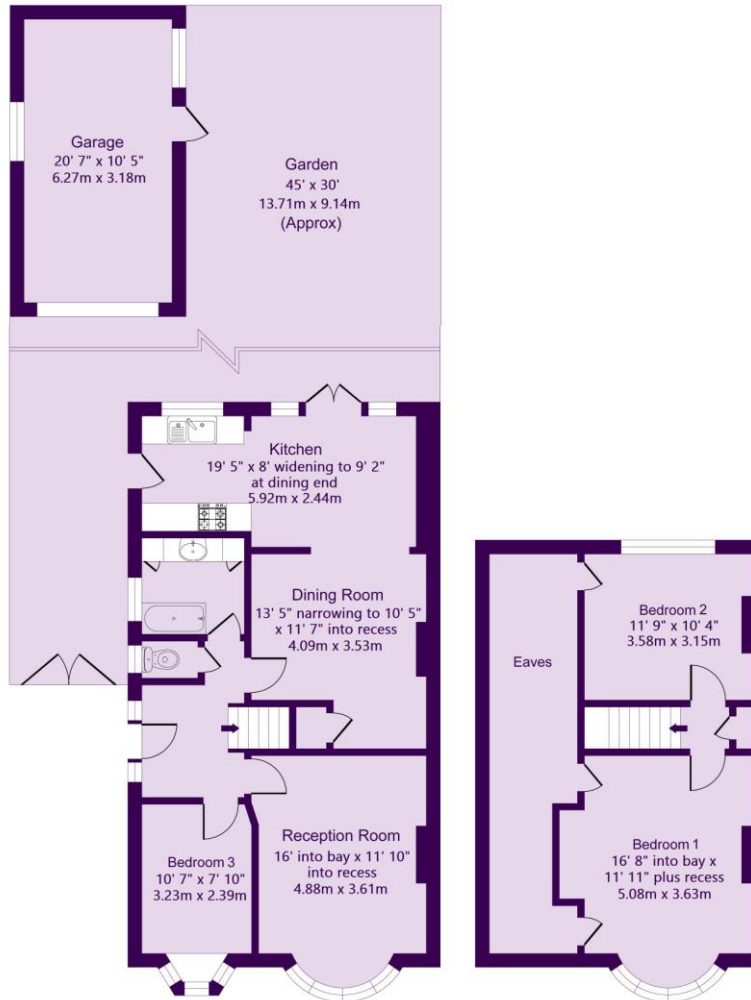
MATERIAL INFORMATION

Tenure: Freehold

Council tax band: Band E - £2,759.81

Braywood Road, SE9

Total area: Approx. 1351.4 sq. feet (125.5 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		77 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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