

Bernard Skinner



- Chain free
- Sizeable three bedroom semi
- All amenities close to hand
- Two living rooms

89 Eltham Hill, Eltham, SE9 5SU

Guide Price £450,000

So conveniently located for the High Street which is immediately to hand, this sizeable three bedroom semi-detached house benefits from two living rooms, bathroom and ground floor shower/w.c. Offered with no onward chain, the property is within half a mile of Eltham station and similar distance from a variety of highly regarded primary schools including Eltham C of E. Eltham Hill girls school is within a few hundred yards.



Property Description

ENTRANCE HALL

Upvc front door, understairs area, laminate flooring, radiator.

LOUNGE

13' x 9' 11" (3.98m x 3.03m) Upvc window to front, laminate flooring, radiator.

DINING ROOM

11' 5" into bay x 11' 1" (3.49m x 3.38m) Upvc bay window to front, laminate flooring, radiator.

KITCHEN

9' 10" widening to 14' 2" x 8' 1" narrowing to 5' 1" (3m x 2.46m) Upvc window to rear, fitted wall and base units, free standing cooker, cooker hood, 1.5 bowl stainless steel sink unit, part tiled walls, space for washing machine, tiled flooring, window to rear.

LEAN-TO

13' 11" x 7' 7" (4.25m x 2.32m) Single glazed windows to rear, wall mounted combi boiler, space for washing machine, stainless steel sink unit, worksurfaces, tiled flooring, radiator, wooden rear door leading to garden.

GROUND FLOOR SHOWER ROOM

Upvc window to side, w.c., wash basin, shower unit, fully tiled walls and flooring, heated towel rail.





FIRST FLOOR

LANDING

Upvc window to side, fitted carpet, loft access.

BEDROOM 1

13' 0" x 10' 5" (3.98m x 3.18m) Upvc window to front, fitted carpet, radiator.

BEDROOM 2

10' 8" x 10' 0" (3.27m x 3.06m) Upvc window to front, fitted carpet, radiator.



BEDROOM 3

11' 6" x 8' 3" (3.51m x 2.53m) Upvc window to rear, fitted carpet, radiator.

BATHROOM

9' 6" x 5' 2" (2.91m x 1.60m) Upvc windows to side and rear, panelled bath with mixer tap and hand shower, wash basin, w.c., fully tiled walls, tiled flooring, heated towel rail.



OUTSIDE

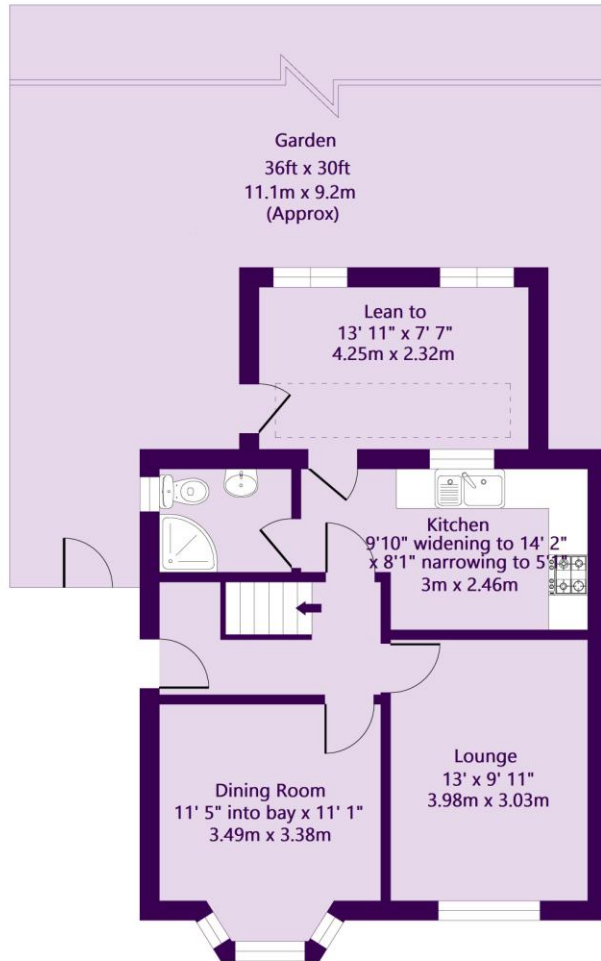
The rear garden measures approximately 36ft x 30ft, mainly paved with small lawn, flower border, fruit trees, gated side access, timber shed, outside tap and light.

MATERIAL INFORMATION

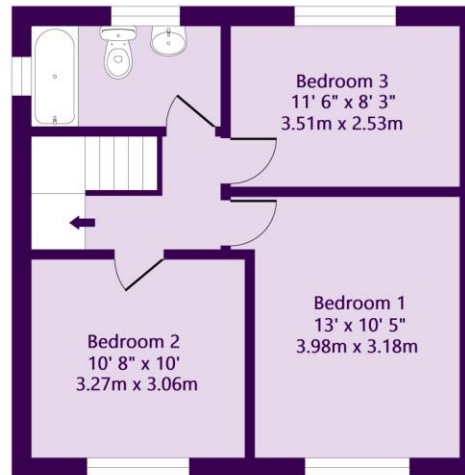
Tenure: Freehold

Council Tax Band: C - £1,788.12

Eltham Hill, SE9



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		86 B
69-80	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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