

Bernard Skinner



25 Dunvegan Road, Eltham, SE9 1RZ

Offers In Excess Of £725,000

- Substantial 3 bedroom semi
- Edwardian Corbett house
- Two reception rooms
- Station immediately to hand

Opportunity to purchase one of these highly regarded three bedroom semi-detached Corbett houses in a popular road, with Eltham station immediately to hand. In the current household for 25 years, this Edwardian property, with plenty of character, has original features and offers potential to extend and convert the loft space stpp. With two living rooms and three sizeable bedrooms, the well established garden measures approximately 85'. The boiler was replaced in 2023 and there is off street parking. Situated within a few hundred yards of highly regarded Gordon primary school and a variety of shops and cafe's, the landscaped grounds of the Pleasaunce are also within close proximity. Why not take a look!



Property Description

ENTRANCE HALL

Original front door, picture rail and dado rail, original ceiling rose and cornice, original oak banister, original stripped doors and furniture, understairs cupboard, radiator.

LOUNGE

16' 11" x 14' 2" into recess (5.16m x 4.32m) Upvc bay window to front, wooden fire surround with cast iron and tiled inset, gas coal effect fire, two radiators, picture rail, original ceiling cornice, fitted carpet.

DINING ROOM

12' 3" x 10' 8" to chimney breast (3.73m x 3.25m) Upvc double doors to the garden, recessed fireplace with gas coal effect fire, original ceiling cornice, radiator, built in shelving and cabinets to recesses, door to utility space, through to kitchen

KITCHEN

8' 9" x 7' 11" (2.67m x 2.41m) Upvc window to rear, fitted wall and base units, built in oven and hob, 1.5 bowl stainless steel sink unit.

UTILITY SPACE

Window to side, wall mounted boiler (installed 2023), space for washing machine.

FIRST FLOOR

Loft access, fitted carpet.





BEDROOM 1

16' 7" into bay x 10' 3" plus wardrobes (5.05m x 3.12m) Upvc bay window to front, fitted wardrobes to one wall, original ceiling cornice, radiator



BEDROOM 2

12' 3" x 11' 1" plus recess (3.73m x 3.38m) Upvc window to rear, radiator, built in cupboard



BEDROOM 3

10' x 7' 11" (3.05m x 2.41m) Upvc window to front, radiator



BATHROOM

7' 3" x 5' 3" (2.21m x 1.6m) Upvc window to rear, white suite comprising panelled bath, wash basin, part tiled walls, radiator

SEPARATE WC

Upvc window to rear, wc

OUTSIDE

The well stocked rear garden measures approximately 85', laid to lawn, established shrubs and trees,



Off street parking to the front of the property

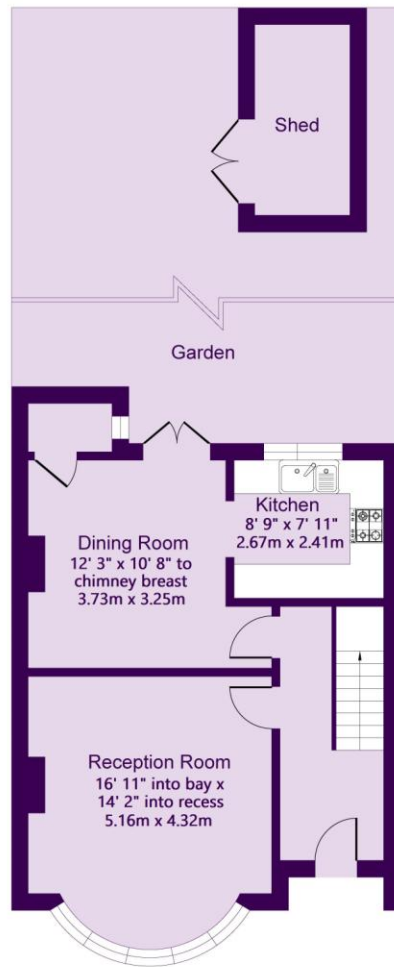
MATERIAL INFORMATION

Tenure: Freehold

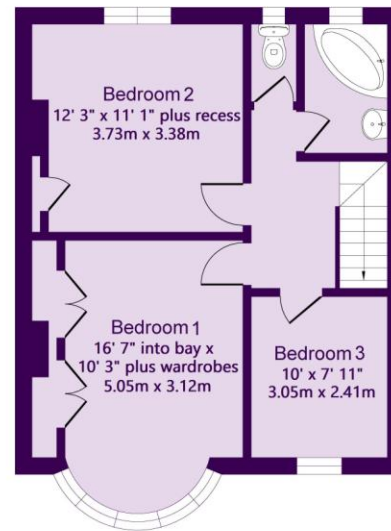
Council tax band: E - £2,458.67

Dunvegan Road, SE9

Total area: Approx. 1167.9 sq. feet (108.5 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		78 C
55-68	D	63 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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