

# Bernard Skinner



- Charming three bedroom Progress house
- Enviable position overlooking the green
- Wealth of original features
- Sunny West facing garden

12 Lovelace Green, Eltham, SE9 1LF

Guide Price £525,000

With no onward chain is this charming double fronted, terraced cottage style home within the sought after Progress conservation area. Facing the green in, arguably, the most popular road within the estate, this three bedroom property has a wealth of original features, two reception rooms and a good sized kitchen. With double doors leading from the lounge to a secluded decked patio, there is a very sizeable master bedroom along with two other bedrooms and shower room to the first floor. With a well established, sunny, Westerly facing rear garden with both decked and paved patios making the most of sunny spots, this super property is handily located within third of a mile of highly regarded Gordon school and Deansfield primary along with the station around half a mile and a variety of shops even closer on Well Hall road. What are you waiting for, take a look!



## Property Description

### ENTRANCE HALL

Front door, walk in cupboard, radiator, picture rail, some original internal doors, tiled floor

### LOUNGE

16' 3" x 11' 7" into recess (4.95m x 3.53m) Upvc double doors to garden, wooden fire surround with cast iron and tiled inset and open hearth, radiator, wood strip flooring

### DINING ROOM

10' 6" x 9' 10" at widest points (3.2m x 3m) Upvc window to front, radiator, wood strip flooring.

### KITCHEN

13' x 8' 10" (3.96m x 2.69m) Upvc window to rear, fitted wall and base units with under cupboard lighting, electric cooker, fridge/freezer and washing machine to remain, understairs cupboard, wall mounted boiler, part glazed door to garden.

### FIRST FLOOR

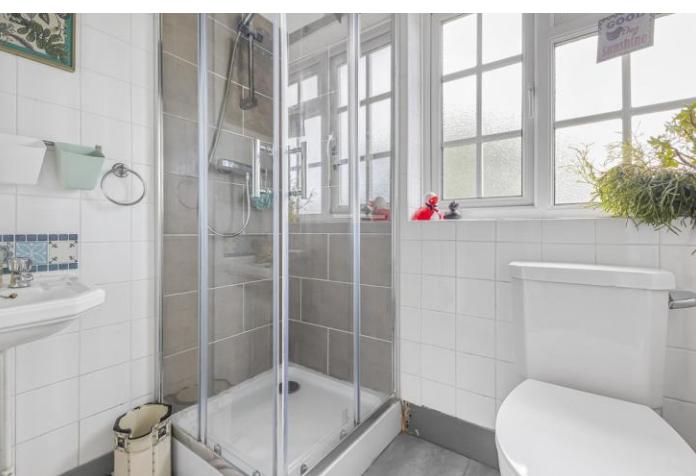
#### LANDING

Loft access, skylight, original doors and floorboards.

#### BEDROOM 1

17' 8" into eaves x 10' into recess (5.38m x 3.05m) Upvc window to rear, radiator, built in eaves cupboard, original cast iron fire surround, original floorboards.





## BEDROOM 2

11' 3" widening to 14' 4" into dormer x 8' 6" widening to 10' 9" into dormer (3.43m x 2.59m) Upvc window overlooking the green, radiator, built in cupboard, original floorboards

## BEDROOM 3

8' 10" x 7' 10" at widest points and including cupboard space (2.69m x 2.39m) Upvc window to rear, radiator, fitted cupboard, original floorboards.

## SHOWER ROOM

Upvc window to rear, shower unit, wash basin, wc., fully tiled walls, radiator, laminate flooring.

## OUTSIDE

The sunny, Westerly facing, well established rear garden measures approximately 47', with secluded decked patio and further paved patio, gazebo, outside, power and tap, timber shed.

## MATERIAL INFORMATION

Tenure: Freehold

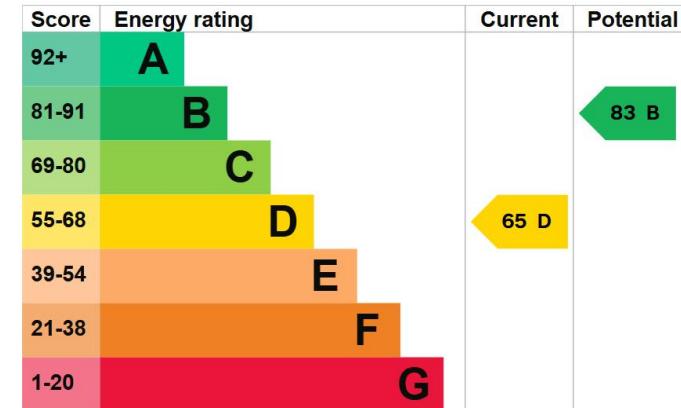
Council Tax band - D - £2,011.64

# Lovelace Green, SE9

Total area: Approx. 1000.7 sq. feet (92.9 sq metres)



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



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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