

# Bernard Skinner



28 High Point, New Eltham, SE9 3NZ

Guide Price £440,000

- Two bedroom end of terrace
- Highly sought-after location
- Two garages with electric and water
- Landscaped garden

Situated at the end of a private cul de sac on one of the more spacious locations in the road, this two bedroom end of terrace house has been in the current owners possession for several decade, with upgrades along the way. Offered with a sizeable conservatory and additional garden conservatory, both double glazed and heated, looking onto the landscaped garden, with lighting and water feature. The two end of block garages having pedestrian access via the garden with electric and water supply.

Situated within half a mile or so of Montbelle primary school and with Chislehurst High Street just a little further, with it's variety of restaurants, cafe's and boutique shops.





## Property Description

### ENTRANCE HALL

Composite front door, fitted carpet.

### LOUNGE

14' 2" x 10' 9" including stairs (4.32m x 3.28m) Upvc window to front, radiator, fitted carpet, stairs to first floor.

### KITCHEN/DINER

#### KITCHEN AREA

7' 7" x 7' 2" (2.31m x 2.18m) Upvc window to rear, fitted wall and base units, built in oven, hob and cooker hood, integrated fridge and freezer and dishwasher, sink unit, laminate flooring.

#### DINING AREA

10' 10" x 7' (3.3m x 2.13m) Fitted wall and base units, radiator, laminate flooring, double doors to:-

### FIRST FLOOR

#### LANDING

Upvc window to side, loft access via retractable ladder, fitted carpet.

#### BEDROOM 1

14' 1" including wardrobes x 7' 6" (4.29m x 2.29m) Upvc window to front, fitted and built in wardrobes, radiator

#### BEDROOM 2

11' x 8' into wardrobes and fitted cupboards (3.35m x 2.44m) Upvc window to rear, fitted wardrobes and cupboard units, radiator.







#### BATHROOM

7' 7" x 5' 8" (2.31m x 1.73m) Upvc window to rear, suite comprising tiled panelled bath, wash basin, wc., fully tiled walls, cupboard housing boiler, radiator, laminate flooring.

#### CONSERVATORY

12' 11" x 8' 10" (3.94m x 2.69m) Upvc double glazed, two radiators, ceiling fan/light, fitted blinds, laminate floor, double doors to garden.



#### OUTSIDE

The secluded rear garden is wider than most in the road, width 37' (11.28m) at widest and length at furthest point is 47' (14.33m) including the conservatory, timber shed, established shrubs and trees, lawned area, outside lights, gated side access

Summerhouse/conservatory: 8' 2" x 6' 8" (2.49m x 2.03m) at widest points, upvc double glazed, electric radiator, tiled floor.

Steps from garden lead up to pedestrian access to garage no: 33 which measures 17' 10" x 11' 5" narrowing to 7' 2" (5.44m x 3.48m > 2.18m) which is plumbed for washing machine, has light, tap and power, double doors to front.

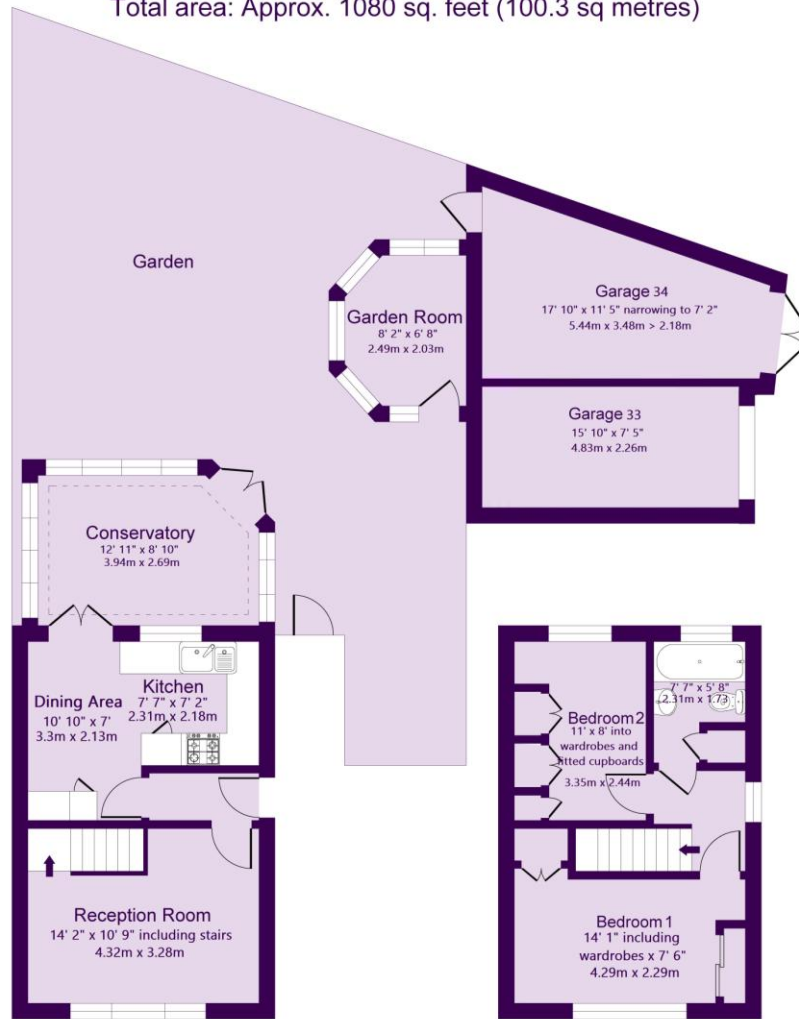


Garage no: 34 which measures 15' 10" x 7' 5" (4.83m x 2.26m) with up and over door and light and power. (attached to garage no:33)

Both garages are in a block and reached via vehicle access from High Point.

## High Point, SE9

Total area: Approx. 1080 sq. feet (100.3 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



### MATERIAL INFORMATION

Tenure: The house is freehold and the garages are leasehold

Garage 33: 99 year lease from 29 September 1963 - 37 years remaining

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Ground rent payable for each garage £2 pa

High Point is a private road - £80 pa towards maintenance of the road

Council Tax Band - C - £1,788.12

Preliminary detail - awaiting validation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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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