





CHAIN FREE. So much space for the growing family with this extended four bedroom semi with bay windows front and rear, providing three living rooms, office, toilet and utility area. With an extensively fitted kitchen and stylishly fitted bathroom with freestanding bath and separate shower, there are some original features including ceiling cornice and internal doors. The property has been well maintained by the current owners and has the benefit of plantation shutters to the front elevation and wood flooring. The 77' rear garden is well tended with a large paved patio and further decked patio to the rear with covered seating area. With a paved frontage providing plenty of off street parking we feel this is a super family home in a central location. Handy for access to links to the South Circular and the A2, a 3 minute walk to bus routes going to Woolwich for the Elizabeth line and the DLR, Eltham and Kidbrooke train stations are a 15 minute walk. Harris Academy is immediately to hand.

ENTRANCE PORCH

Composite front door, double glazed window to side, tiled floor, double doors to:-

SPACIOUS ENTRANCE HALL

Radiator, understairs cupboard, wood flooring, stairs to first floor.

RECEPTION 1

15' 7" into bay x 14' 8" into recess (4.75m x 4.47m)
Upvc bay window to front with plantation shutters, wooden fire surround, original ceiling cornice, radiator, wood flooring, double doors to:-

RECEPTION 2

14' 9" into bay x 11' 5" into recess (4.5m x 3.48m)
Upvc bay window to rear with double doors to the garden, marble fire surround, original ceiling cornice, wood flooring, through to:-

RECEPTION 3

9' 5" x 8' 10" (2.87m x 2.69m) Double glazed window to rear, radiator, wood flooring, double doors to:-

KITCHEN

21' 8" x 5' 11" (6.6m x 1.8m) Upvc window to rear, extensively fitted with range of wall and base units, integrated oven, 5 ring hob and extractor hood,



microwave, 1.5 bowl sink unit, space for American fridge/freezer, skylight, part tiled walls, tiled floor, door to utility area.

OFFICE

13' 6" x 6' (4.11m x 1.83m) Upvc window to front with plantation shutters, radiator, fitted carpet.

UTILITY AREA

Space for washing machine, wall mounted boiler, fitted shelving, tiled floor, upvc







glazed door to garden, door to:-

TOILET

Upvc window to rear, wc., radiator, part tiled walls, tiled floor.

FIRST FLOOR

LANDING

Original doors, loft access with retractable ladder.

BEDROOM 1

15' 3" into bay x 10' 10" to built in wardrobes (4.65m x 3.3m) Upvc bay window to front with plantation shutters, three radiators to the bay, built in wardrobes to one wall, wood flooring.

BEDROOM 2

14' 9" into bay x 9' 5" to built in wardrobes (4.5m x 2.87m) Upvc bay window to rear, built in wardrobes to recesses, radiator, wood flooring.

BEDROOM 3

14' 1" at widest point x 6' 10" (4.29m x 2.08m) Two upvc windows to front with plantation shutters, radiator, wood flooring.

BEDROOM 4

10' 5" x 6' (3.18m x 1.83m) Upvc window to rear, radiator, wood flooring.

BATHROOM

9' 3" x 8' 8" (2.82m x 2.64m) Upvc window to rear, white suite comprising free standing bath, shower unit with rain shower head, wash basin with fitted storage, w,c, with concealed cistern, fully tiled walls, radiator, tiled floor.

OUTSIDE

The well tended rear garden measures approximately 77' x 28', laid to lawn with established shrub and flower borders, mature trees, paved patio area, raised decked patio to rear with covered seating area, outside lighting, power and tap.

Paved frontage providing parking for 2/3 vehicles

Flower borders to front garden.

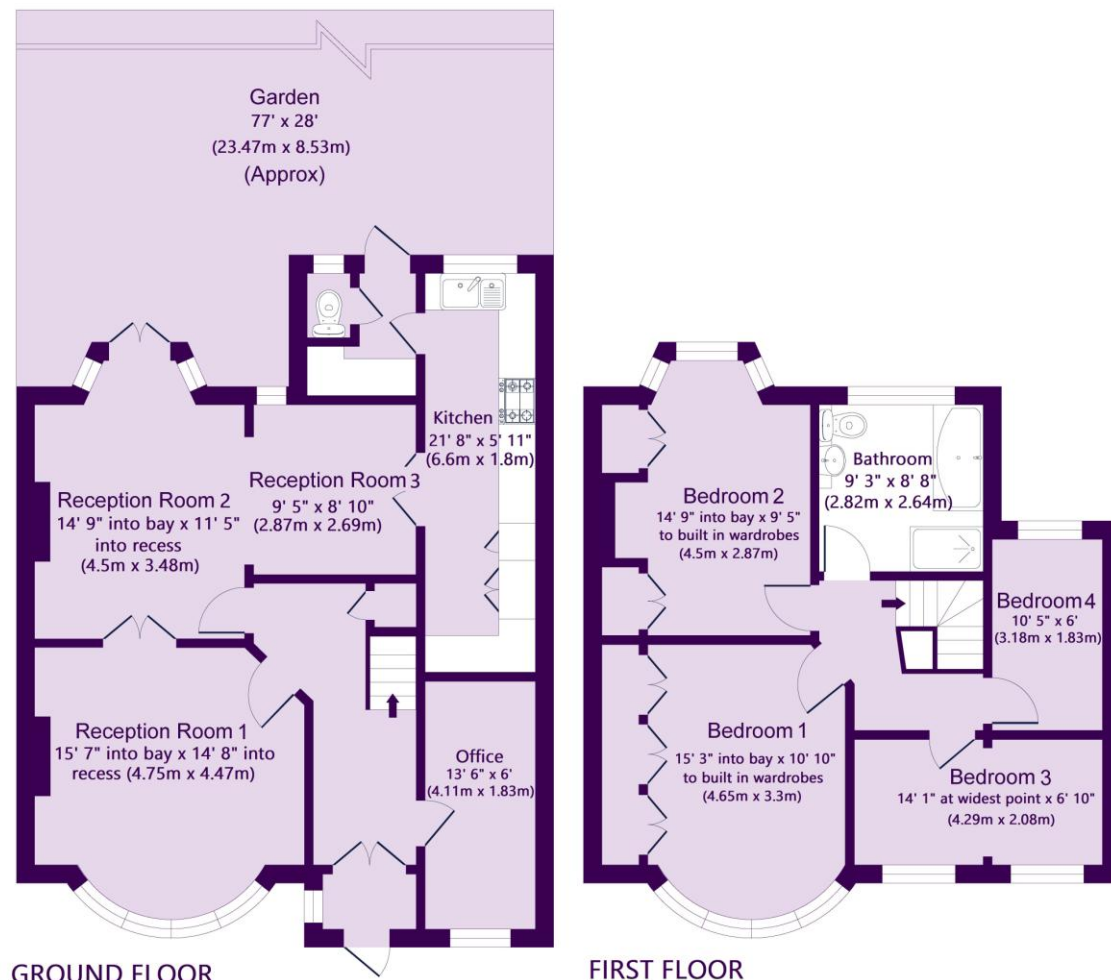
MATERIAL INFORMATION

Tenure: Freehold

Council tax band: E - £2,458.67 pa

Middle Park Avenue, SE9

Total area: Approx. 1519 sq. feet (141.1 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

Bernard Skinner
Where experience counts



| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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