

Bernard Skinner



- Three Bedroom Semi
- Two Reception Rooms
- Stylish Kitchen
- No Chain

56 Crown Woods Way, Eltham Heights, SE9 2NN

£499,995

Well presented three bedroom semi, situated in a popular spot on a wide tree lined road, with Falconwood station about three quarters of a mile away, handy for local shops, Avery Hill park and the recently built Crown Woods, Academy, secondary school.

Sizeable three bedroom semi with two receptions rooms, three good sized bedrooms, family bathroom with shower cubicle, stylish kitchen with integrated appliances, ground floor cloakroom, attached garage and 90' garden. With off street parking for 2/3 cars and no onward



Property Description

Sizeable three bedroom semi with two reception rooms, three good sized bedrooms, family bathroom with shower cubicle, stylish kitchen with integrated appliances, ground floor cloakroom, attached garage and 90' garden. With off street parking for 2/3 cars and no onward chain, we recommend an early inspection.

ENTRANCE PORCH

Upvc window and front door, tiled floor, entrance door to:-

ENTRANCE HALL

Radiator in cabinet, understairs cupboard, oak flooring.

LOUNGE

15' 10" x 12' 2" into recess" (4.83m x 3.71m) Upvc window to front with leaded lights, two radiators in cabinets, shelving to recesses with inset spotlights, fitted cabinets

DINING ROOM

13' 11" x 10' 6" (4.24m x 3.2m) Patio doors to garden, radiator, oak flooring.

KITCHEN

12' 10" x 7' 6" (3.91m x 2.29m) Upvc window to rear, fitted with matching wall and base units, integrated fridge, freezer and dishwasher, built in oven, hob and hood, sink unit, larder cupboard, radiator, vinyl flooring, door to garden.

CLOAKROOM

Upvc window to front, low level w.c, wash basin, radiator, tiled floor.

FIRST FLOOR

LANDING

Upvc window to side, access to loft space, fitted carpet

BEDROOM 1

15' 2" into bay" x 9' 2" to wardrobes" (4.62m x 2.79m) Upvc leaded light bay window to front, built in wardrobes to





recesses, radiator, fitted carpet.

BEDROOM 2

13' 5" x 9' 3" to wardrobe" (4.09m x 2.82m) Upvc window to rear, fitted wardrobes to one wall, radiator, fitted carpet.

BEDROOM 3

10' 11" extending into doorway" x 7' 6" (3.33m x 2.29m) Upvc window to rear, built in wardrobe, radiator, fitted carpet.

BATHROOM

8' 8" x 7' 4" (2.64m x 2.24m) Upvc leaded light window to front, white suite comprising bath with mixer tap and handshower, separate shower cubicle, pedestal wash basin, low level w.c, part tiled walls, radiator, tiled floor.



OUTSIDE

The rear garden measures approximately 90' and is laid to lawn with raised decked patio with railings, outside tap, paved patio area.

Own Driveway with parking for 2/3 cars, leads to attached garage 14'11" x 8'11" widening to 11'7", up and over door, light and power, plumbed for washing machine, wall mounted boiler.



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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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