

Bernard Skinner



8 Shrapnel Road, Eltham, SE9 1LB

Guide Price £450,000 - £475,000

Guide Price of £450,000 - £475,000. A rare opportunity for all you car enthusiasts, if you need a 30' tandem garage with a super two bedroom end of terrace house, then look no further! Situated on the popular Progress conservation area, just over half a mile to Eltham station and with local shops and bus routes a few hundred yards away on Well Hall Road, this cottage-style property which is light and airy throughout provided by many double aspect rooms with a double aspect also has plenty of character and charm and is sited on a wider plot, with parking for at least two cars. On a quiet side road, with Deansfield and Gordon primary schools around half a mile or so, the property is offered with no onward chain

- Two bedroom end of terrace
- Progress Conservation Area
- Detached 30' tandem garage
- No onward chain

Property Description

ENTRANCE AREA

Upvc front door, original stripped doors, fitted carpet.

LOUNGE

15' 5" x 12' (4.7m x 3.66m) Double aspect room with upvc windows to front and side, wooden fire surround with log effect gas fire, built in cupboard, understairs cupboard, two radiators, original floorboards.

KITCHEN

13' 9" x 5' 11" plus recess (4.19m x 1.8m) Upvc window to rear, fitted wall and base units, space for washing machine, stainless steel sink unit, upvc glazed door to garden, vinyl flooring.

FIRST FLOOR

LANDING

Loft access, skylight, fitted carpet.

BEDROOM 1

11' 8" x 8' 11" (3.56m x 2.72m) Upvc window to front, built in cupboard, radiator, fitted carpet.

BEDROOM 2

12' 8" x 8' 8" (3.86m x 2.64m) Double aspect room with upvc windows to side and rear, radiator, fitted carpet.

BATHROOM

9' 8" x 7' 2" (2.95m x 2.18m) Upvc window to rear, white suite comprising panelled bath with shower over, wash basin, wc, radiator, airing cupboard, tiled floor.

OUTSIDE

The rear garden measures approximately 20' in depth x 40' in width including the garage space, laid to lawn, paved patio, outside light and tap, outside wc housing boiler, gated side access.





Detached tandem garage 30' x 11'7", remote controlled roller shutter door, upvc window and door to side, power and light.

Gravelled driveway providing parking for 2 cars

Front garden: Lawned area.

Shrapnel Road, SE9

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft
 Garage / WC = 33.2 sq m / 357 sq ft
 Total = 99.9 sq m / 1075 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	37 F	

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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