

Bernard Skinner



5 Glenlyon Road, Eltham Park, SE9 1AL

Guide Price £750,000 - £780,000

- 4 BEDROOMS
- BATHROOM PLUS SHOWER ROOM
- 2 LIVING ROOMS
- EXTENDED FITTED KITCHEN

An exceptional end-terrace (linked) house in a sought-after position just a few hundred yards from ample parkland and St Mary's RC School, and convenient for Eltham station. This tastefully decorated home offers many appealing features, not least the spacious kitchen with high gloss grey fitted units and separate utility area. There's the family bathroom upstairs and additional shower/wc on the ground floor both with modern white suites. Custom made window blinds add to the package, and the 2 main bedrooms are complete with bespoke built-in bedroom furniture. The rear garden has decking and patio areas and there is a double parking area at the front. VIRTUAL TOUR AVAILABLE, PLEASE CALL THE OFFICE.



Property Description

ENTRANCE PORCH

ENTRANCE HALL

Period part glazed etched glass front door, traditional style radiator, picture rail, fitted carpet to hall and stairs, period style banister rail and spindles, understairs cupboard and separate cloaks cupboard.

SHOWER ROOM & WC

Double glazed window to front, part tiled walls and tiled flooring, white suite comprising, double size shower cubicle, wash basin and wc with concealed cistern, heated towel rail.

LOUNGE

16' 0" into recess x 14' 0" into bay (4.88m x 4.27m) Square bay window to front with double glazing and window shutters, decorative ceiling mouldings and cornice, picture rail, period style fireplace, radiator, oak flooring, double doors through to dining room.

DINING ROOM

13' 8" x 13' 0" into recess (4.17m x 3.96m) French doors lead onto decked area at rear, ceiling cornice, picture rail, period style fireplace, 2 radiators, oak flooring, leading through to:

KITCHEN/BREAKFAST ROOM

15' 0" x 9' 11" (4.57m x 3.02m) Double glazed window to rear, door to patio, high gloss grey fitted wall and base units comprising store cupboards and pan drawers, and central island unit/breakfast bar, Corian work surfaces with inset sink, built-in double oven and inset 5 burner hob, recessed store, tiled floor with underfloor heating, separate utility area with matching wall unit/wine rack and work surface with space for washing machine and drier,





FIRST FLOOR

LANDING

Double glazed window to side, fitted carpet, access to loft space.

BEDROOM 1

14' 2" into bay x 13' 0" into recess (4.32m x 3.96m) Square bay window to front with double glazing and window shutters, picture rail, period style fireplace, radiator, fitted carpet, custom made recessed wardrobe/drawer unit and matching drawer unit to recess.

BEDROOM 2

13' 8" x 10' into recess (4.17m x 3.05m) Double glazed window to rear with shutter, picture rail, period style fireplace, fitted carpet, radiator, recessed custom made fitted wardrobe and drawer unit.

BEDROOM 3

10' 5" x 7' 7" (3.18m x 2.31m) Double glazed window to rear with shutters, picture rail, radiator, fitted carpet.

BEDROOM 4

9' 2" x 7' 9" (2.79m x 2.36m) Double glazed window to front with shutters, picture rail, radiator, fitted carpet.

BATHROOM

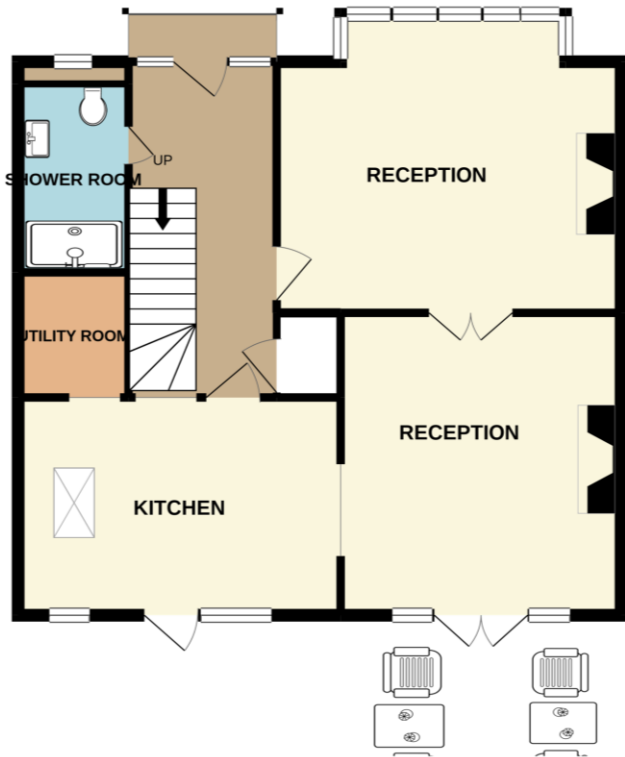
Double glazed window to rear, white suite comprising curved bath with shower screen and Victorian style shower rose, pedestal wash basin and wc, bevelled tiled walls and tiled floor.

REAR GARDEN

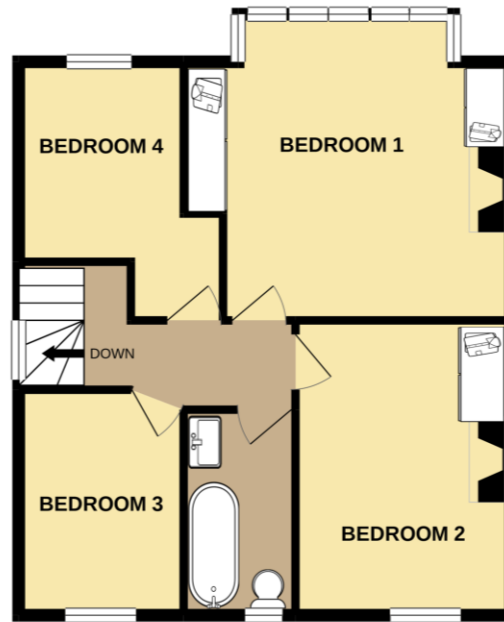
Approx. 82' 0" (24.99m) Hardwood decked area leading out from dining room and separate patio area with imprinted paving and matching garden pathway, lawned area with planted raised side beds and additional seating area at rear of garden, shed storage.



GROUND FLOOR



1ST FLOOR

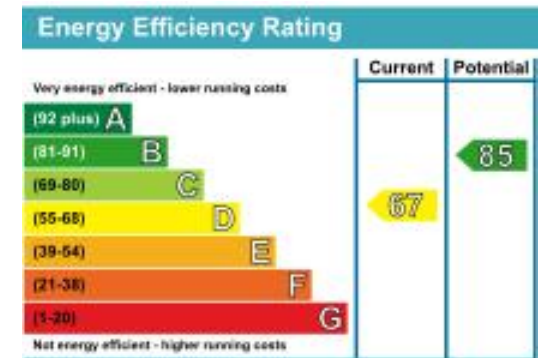


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FRONT GARDEN

Imprinted paved drive-in for 2 cars with brick wall surround incorporating raised planting, and pathway lighting.

Vendor is connected to a partner of Bernard Skinner.



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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bemardskinner.co.uk
020 8859 3033
mail@bemardskinner.co.uk

Open 7 days a week

