



72 Berryhill, London, SE9 1QW

Asking Price £635,000

Welcome to this charming THREE bedroom semi-detached house located in the sought-after road of Berryhill backing onto Oxleas Woods. This property boasts two spacious reception rooms, conservatory and kitchen to the ground floor and THREE well proportioned bedrooms and family bathroom to the first floor there is plenty of space for the whole family to unwind and make this house a home.

Situated in a desirable neighbourhood, this house provides easy access to local amenities including Westmount parade, schools including the Ofsted outstanding Deansfield and Gordon primary schools, the green spaces of both Eltham Park South and Oxleas meadows as well as being equidistant between both Eltham & Falcolnwood mainline train stations. Call today to arrange your all important internal viewing. EPC rating D, Council tax Greenwich band E, Freehold.



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ENTRANCE HALL

UPVC entrance door with stained glass frosted windows, centre light point, frosted double glazed window to side, carpeted stairs to first floor level with under stairs storage cupboard, picture rail, covered radiator, wood flooring.

RECEPTION ROOM 14'4" x 11'8" (4.39 x 3.57)

Double glazed bay window to front, picture rail, wall lights, wood burning stove (untested), parquet flooring.

DINING ROOM 11'5" x 11'4" (3.48 x 3.46)

French doors to rear leading to conservatory, centre light point, picture rail, feature fireplace, two covered radiators, laminate flooring.

CONSERVATORY 11'3" x 11'2" (3.44 x 3.42)

Double doors to rear leading to garden, double glazed windows to left hand side, inset ceiling spotlights, radiator, laminate flooring.

KITCHEN 11'10" x 25'10" (3.62 x 7.8)

Fitted with a matching range of wall and base units with worktop over, stainless steel sink and drainer with mixer tap, space for four ring gas cooker, washing machine and fridge freezer. UPVC stable door to rear leading to garden with double glazed window to side, frosted double glazed window to side, partly tiled walls, vinyl flooring.

FIRST FLOOR LANDING

Frosted double glazed window to side, access to loft, doors to all rooms, carpet as laid.

BEDROOM ONE 12'4" x 10'10" to wardrobe doors (3.77 x 3.31 to wardrobe doors)

Double glazed bay window to front, centre light point, built in wardrobes to one wall, radiator, carpet as laid.

BEDROOM TWO 7'10" x 7'5" (2.41 x 2.28)

Double glazed window to rear, centre light point, picture rail, radiator, built in wardrobe, laminate flooring.

BEDROOM THREE 7'10" x 7'5" (2.41 x 2.28)

Double glazed window to front, centre light point, built in wardrobe, radiator, laminate flooring.

FAMILY BATHROOM 7'10" x 6'9" (2.39 x 2.08)

Fitted three piece suite comprising: paneled bath with mixer tap and shower over and glass shower screen, pedestal wash hand basin with mixer tap and low level flush W.C. Two frosted double glazed windows to rear, radiator, partly tiled walls, vinyl flooring.

FRONT GARDEN

Mainly laid to lawn with path leading to front door. Car electric charging port to side of property.

REAR GARDEN

Patio area, mainly laid to lawn, mature flower and shrub borders, side access, backing on to Oxleas Woods.

DETACHED GARAGE

Up and over door, shared access down the side of the property.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Less energy efficient - higher running costs	Very environmentally friendly - lower CO ₂ emissions	Less environmentally friendly - higher CO ₂ emissions
A	G	A	G
B	F	B	F
C	E	C	E
D	D	D	D
E	C	E	C
F	B	F	B
G	A	G	A

EU Directive 2002/91/EC

Disclaimer

These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.