



89 Crookston Road, Eltham, SE9 1YQ

Asking Price £700,000

Located on this popular and sought after road backing onto Oxleas woods and within a stones throw of the Ofsted outstand Deansfield primary School is this very well presented EXTENDED FOUR bedroom semi detached family home. Internally the property is arranged to provide: reception room, open plan kitchen/diner with an extended lounge to the rear and ground floor W.C. To the first floor are THREE well proportioned bedrooms and family bathroom with four piece suite whilst to the second floor is a sizable master bedroom and en-suite bathroom with four piece suite. Well positioned for for access back to Eltham mainline train station offering a fast and frequent service to multiple London termini including London Bridge, Waterloo East, Charing Cross and London Victoria. Council tax Greenwich band E. EPC rating D. Freehold.



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ENTRANCE HALL

UPVC entrance door with frosted half moon window, full height frosted windows to both sides of the door, frosted double glazed window to side. Centre light point with ornate ceiling rose, carpeted stairs to first floor level, under stairs storage cupboards, dado rail, laminate flooring.

RECEPTION ROOM 13'4" x 13'3" (4.07 x 4.05)

Double glazed bay window to front with bespoke window shutters, centre light point with ornate ceiling rose, coving to ceiling, radiator, carpet as laid.

OPEN PLAN KITCHEN/DINER 19'11" x 13'4" (6.09 x 4.08)

Dining area: Inset ceiling spot lights, coving to ceiling, covered radiator, opening to extension area, open plan to kitchen, ceramic floor tiles.

KITCHEN AREA

Fitted with a matching range of wall and base units with worktop over, ceramic sink and drainer with mixer tap. Built in eye level electric oven and grill, built in four ring induction hob with extractor hood over. Integrated fridge freezer, washing machine and dishwasher/ Space free under counter tumble dryer. Inset ceiling spot lights, coving to ceiling, built in lighting under wall units, ceramic floor tiles.

LOUNGE 15'4" x 9'4" (4.68 x 2.86)

Sizable roof lantern, bi-folding doors to rear leading onto garden, inset ceiling spot lights, laminate flooring with electric under floor heating.

GROUND FLOOR W.C.

Inset ceiling spot lights, low level flush W.C. with wash hand basin built into the cistern with mixer tap, vinyl flooring.

FIRST FLOOR LANDING

Doors to all rooms, frosted double glazed window to side, centre light point, carpeted stairs to second floor level, carpet as laid.

BEDROOM TWO 13'4" x 12'0" (4.08 x 3.66)

Double glazed bay window to front, centre light point with ornate ceiling rose, coving top ceiling, radiator, carpet as laid.

BEDROOM THREE 13'5" x 12'0" (4.11 x 3.66)

Double glazed window to rear, centre light point with ornate ceiling rose, coving to ceiling, radiator, carpet as laid.

BEDROOM FOUR 7'6" x 7'5" (2.30 x 2.27)

Double glazed window to front, centre light point, radiator, carpet as laid.

FAMILY BATHROOM 9'2" x 7'6" (2.80 x 2.30)

Modern fitted four piece suite comprising: A free standing bath with central mixer tap, vanity wash hand basin with mixer tap, a walk in shower with glass screen and sliding glass door and low level flush W.C. Frosted double glazed window to rear, inset ceiling spot lights, partly tiled walls, heated towel rail, tiled flooring.

SECOND FLOOR LANDING

Frosted double glazed window to side, centre light point, carpet as laid.

MASTER BEDROOM 19'8" x 16'0" (6.00 x 4.89)

Double glazed window to rear, two Velux windows to front, eaves storage cupboards, radiator, carpet as laid.

EN SUITE BATHROOM 9'9" x 6'9" (2.98 x 2.07)

Modern four piece suite comprising: freestanding bath with central mixer tap, wall hung vanity wash hand basin with mixer tap, walk in glass shower cubical and low level flush W.C. Inset ceiling spotlights, frosted double glazed window to rear, partly tiled walls, heated towel rail, tiled flooring.

FRONT GARDEN

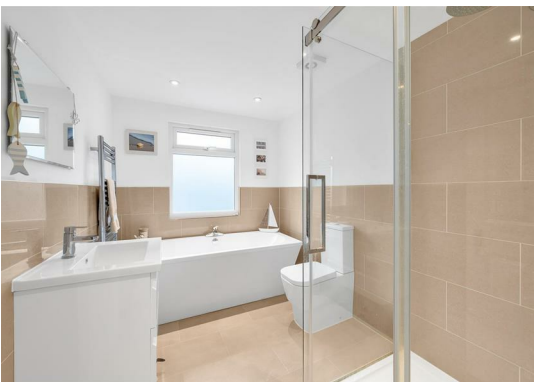
Steps leading up to front door, landscaped tiered garden with slate.

REAR GARDEN

Landscaped tiered garden with patio as you exit the property, steps leading up to a patio area, additional steps leading up to lawn area, step up to decked patio to the rear of the property which leads to the detached garage.

GARAGE 16'2" x 8'3" (4.93 x 2.54)

Up and over door, power and light, door in from rear garden.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-100) A		88	(91-100) A		
(81-90) B			(81-90) B		
(71-80) C			(71-80) C		
(61-70) D			(61-70) D		
(51-60) E			(51-60) E		
(41-50) F			(41-50) F		
(31-40) G			(31-40) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.