



Crookston Road, London, SE9 1YQ

Offers In The Region Of £675,000

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 THREE bedroom semi detached family home. Internally the property is arranged to provide: reception room, second reception room which is open plan to the kitchen, utility room, and a ground floor W.C. To the first floor are THREE well proportioned bedrooms and family bathroom. The garden to the rear is landscaped with a substantial sized detached summerhouse. To the front there is a landscaped garden with side access. 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.

ENTRANCE

A wooden door with frosted glass numbered insert to the entrance hall.

ENTRANCE HALL



Stairs to the first floor, double glazed frosted window to side, engineered wooden flooring, under stairs storage cupboard, radiator, centre light point.

DOWNSTAIRS W.C

A low flush w/c, wash hand basin, double glazed frosted window to side, wall mounted boiler, engineered wooden flooring, inset spotlights, radiator.

LOUNGE



A double glazed bay window to front with bespoke wooden shutters, radiator, a feature opencast iron fireplace with tiled insert, tiled hearth and wooden mantle, engineered wooden flooring, picture rail, ornate coved cornice, centre light point, wooden glazed doors for access to the second reception room.

SECOND RECEPTION



A feature cast iron fireplace with tiled insert, engineered wooden flooring, radiator, ornate coved cornice, centre light point, shelving into chimney recess, open to an extended kitchen.

FITTED KITCHEN



A fitted kitchen with a range of units, integrated oven, coffee machine, and space for an American style fridge freezer, floating island with granite work surface, four ring hob, breakfast bar and storage cupboards under, inset spotlights, engineered wooden flooring, radiator, double glazed bi-fold doors with bespoke blind internally, archway to the utility room.

UTILITY ROOM



A range of eye and base units, granite work surface with single sink unit with mixer taps and drainer, double glazed frosted window to side, inset spotlights, engineered wooden flooring, plumbing for washing machine, a second built in oven, radiator.

LANDING

A dog-leg staircase to the first floor, double glazed frosted window to side, access to loft via hatch, centre light point.

BEDROOM ONE



A double glazed bay window to front with far reaching views over Eltham, bespoke window shutters, radiator, built in wardrobes with storage cupboard above and below, coved ceiling, laminate flooring, inset spotlights.

BEDROOM TWO



A double glazed window to rear, built in bedroom furniture to include an L shaped wardrobe with storage cupboards above, dressing table with draws under, laminate flooring, radiator, centre light point.

BEDROOM THREE



A double glazed window to front with bespoke window shutters, picture rail, laminate flooring, radiator, centre light point.

FAMILY BATHROOM



A four piece suite comprising panel enclosed bath with mixer taps, vanity wash hand basin, low flush w/c,

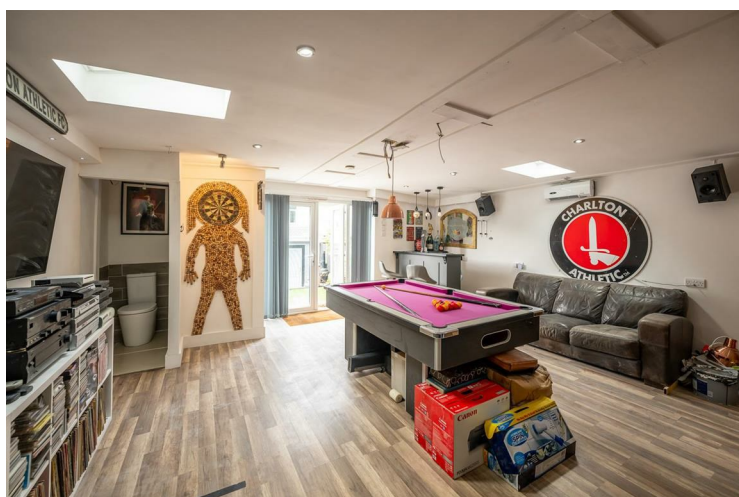
enclosed wall mounted shower with glass screen, tiled walls, tiled flooring, towel rail radiator, double glazed window to rear, radiator, inset spotlights.

REAR GARDEN



A landscaped garden with a paved patio, outside tap, inset spotlighting into the soffits, brick built BBQ, side access, a feature retaining wall with steps to a lawned area, steps to a second paved patio area with seating, steps to the summerhouse.

SUMMERHOUSE



A large summerhouse, double glazed French patio doors to the front, double glazed window to front, laminate flooring, bar area, aircon, two double glazed velux windows for addition lighting, low flush w/c. inset spotlight and down lighting. Side door for storage,

FRONTAGE

A landscaped front garden which is laid to shingle, flower beds and lawn area, pathway to the front door, side access with additional storage to the side of the property.

Floor Plan

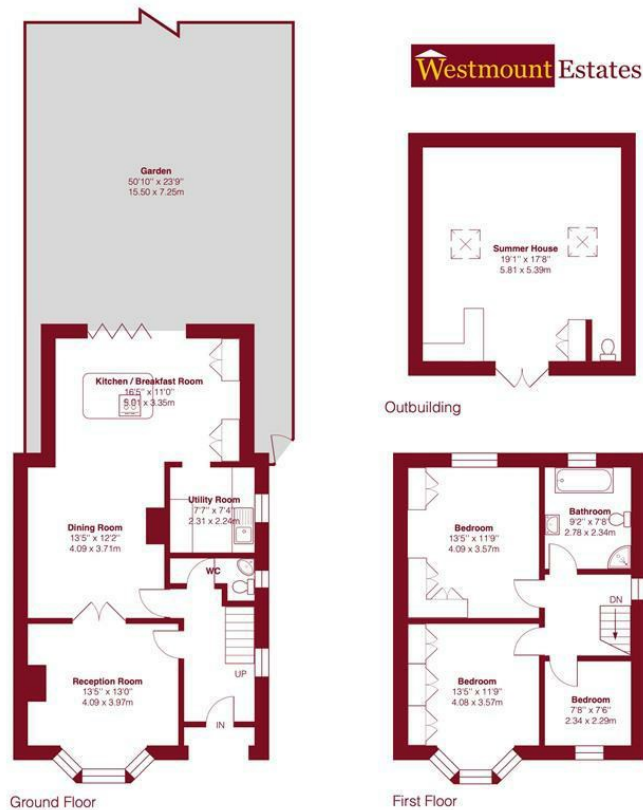


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Approximate Gross Internal Area = 1206 sq ft / 112.1 sq m

Outbuilding Area = 358 sq ft / 33.3 sq m

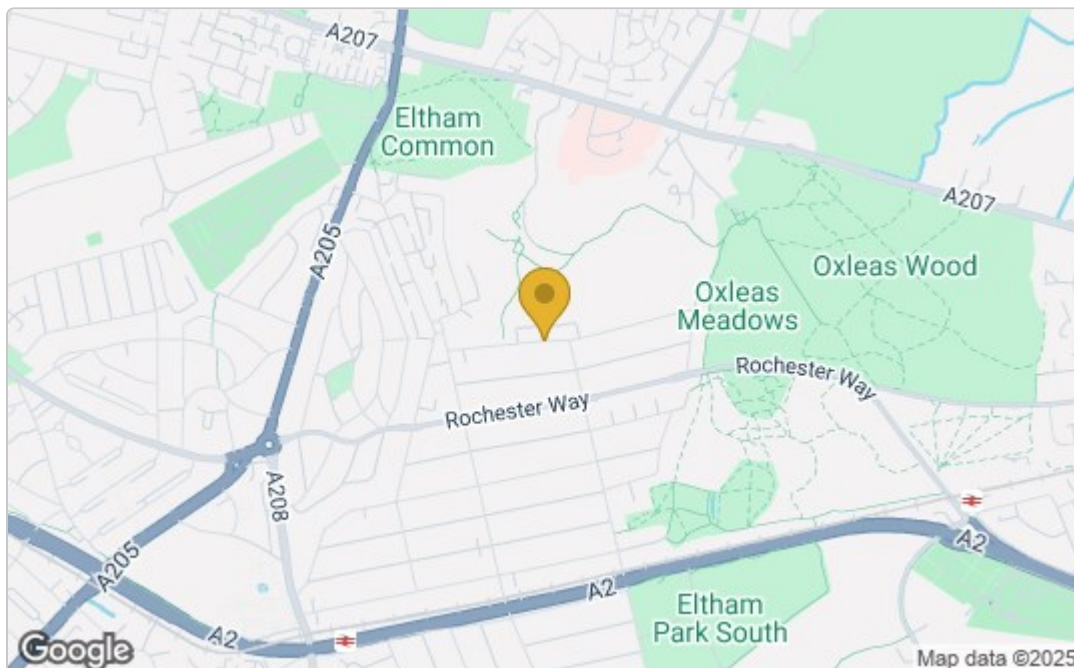
Approximate Total Area = 1543 sq ft / 143.4 sq m



This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them. No liability is accepted for any errors.

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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		73 60	
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC 	
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	