

Bernard Skinner



- Three bedroom terrace
- No chain
- Update to own taste
- Off street parking

14 Crossbrook Road, Kidbrooke, SE3 8LN

Guide Price £350,000 - £375,000

An opportunity to update to own taste and with no onward chain, this three bedroom 'No Fines' concrete construction, terraced property offers plenty of potential which is reflected in the realistic guide price. With a ground floor bathroom and first floor wc, the property benefits from upvc double glazing and gas central heating. With a rear garden measuring 54' and off street parking, Kidbrooke station is approximately a mile away. Well served by bus routes just under half a mile and with highly regarded St. Thomas More RC primary school a few hundred yards, why not take a look, we hold keys.



Property Description

ENTRANCE HALL

UPVC front door, with window to side, understairs cupboard, carpet, radiator, part glazed UPVC door to garden

LOUNGE

14' 2" x 11' into recess (4.32m x 3.35m) Upvc window to front, fitted, fitted carpet, radiator, picture rail.

KITCHEN

8' 8" x 6' 6" (2.64m x 1.98m) Upvc window to rear, fitted wall and base units, stainless steel sink unit, space for washing machine, part tiled walls, wall mounted boiler, vinyl flooring, radiator.

GROUND FLOOR BATHROOM

5' 8" x 4' 5" (1.73m x 1.35m) Upvc window to rear, panelled bath with mixer tap and shower over, wash basin, part tiled walls, vinyl flooring, radiator.



FIRST FLOOR

LANDING

Fitted carpet, loft access.



BEDROOM 1

14' 3" at widest narrowing to 11' x 9' 9" (4.34m x 2.97m) Upvc window to rear, fitted wardrobes to two walls, fitted carpet, radiator.



BEDROOM 2

11' 4" x 8' 4" (3.45m x 2.54m) Upvc window to front, fitted carpet, radiator.



BEDROOM 3

8' 4" narrowing to 5' 10" x 8' 5" narrowing to 5' 4" (2.54m x 2.57m) Upvc window to front, fitted wardrobe and cupboard, vinyl flooring, radiator.



SEPARATE WC

Upvc window to rear, w.c., vinyl flooring.



OUTSIDE

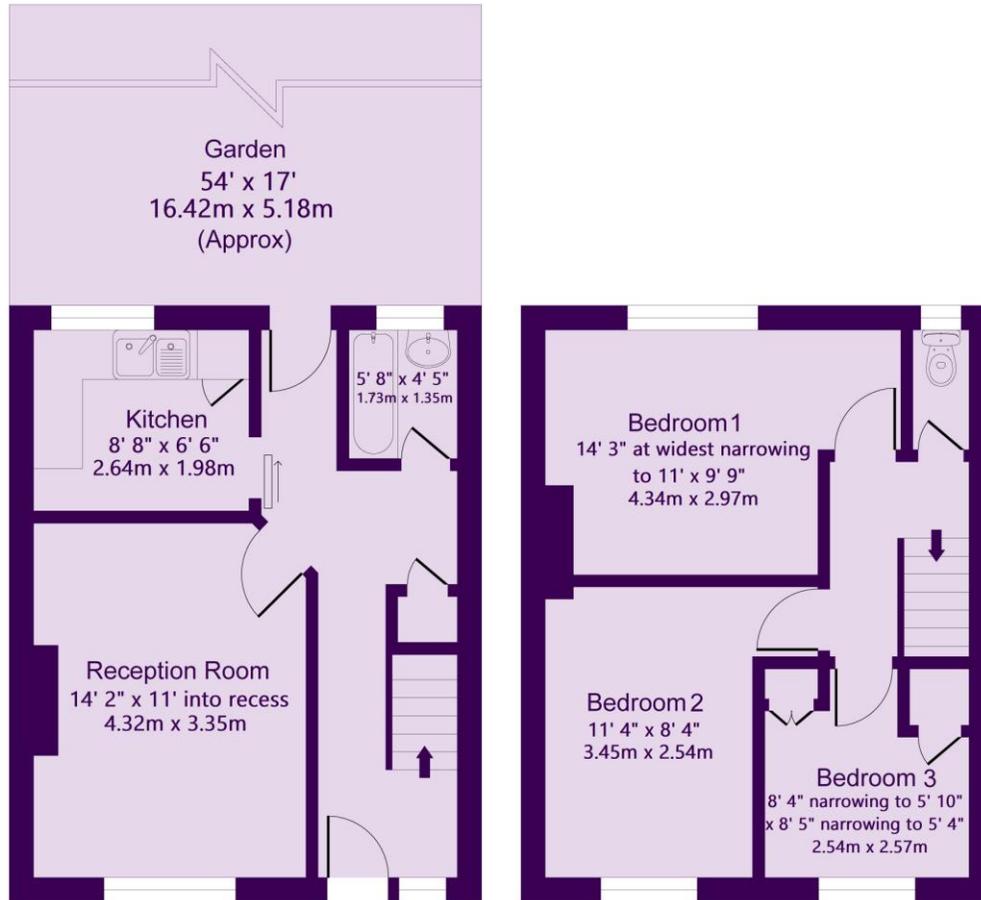
The rear garden measures 54', laid to lawn, with flower borders, timber shed, greenhouse, outside tap.



Off street parking

Crossbrook Road, SE3

Total area: Approx. 750.3 sq. feet (69.7 sq metres)



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced By Planpix



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: C - £1,788.12

No fines concrete construction

Preliminary detail - awaiting validation

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
SE9 6SF

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

