





In the current household for over 50 years and extended to provide two further bedrooms and a second bathroom, this exceptionally spacious 4/5 bedroom chalet style semi, built in the 1930's, is within sought-after Eltham Park and is a few yards from extensive parkland at both Eltham Park South and North, with Oxleas ancient woodlands beyond. With 2/3 reception rooms and bathrooms to both floors, there is a spacious hallway and kitchen. The rear garden is West facing and there is off street parking to the front of the property. With a good selection of highly regarded primary schools within half a mile or so including Deansfield and Gordon, there are a variety of local shops and cafe's within a few hundred yards at Westmount Road, Eltham station is just a little further.

## SPACIOUS ENTRANCE HALL

Composite front door, understairs cupboard, radiator, laminate flooring.

## LOUNGE

16' 6" into bay x 12' 11" (5.03m x 3.94m)

Double glazed bay window to front, radiator, wooden fire surround with tiled inset, laminate flooring.

## DINING ROOM

16' into bay x 13' 1" into recess (4.88m x 3.99m) Upvc glazed door to garden with double glazed side panels, radiator, wall mounted gas fire, laminate flooring.

## RECEPTION 3/BEDROOM 5

10' x 9' 11" (3.05m x 3.02m) Double glazed window to front, radiator, laminate flooring.

## KITCHEN

13' 6" x 9' 6" (4.11m x 2.9m) Upvc window to rear, fitted wall and base units, stainless steel sink unit, space for range cooker,



stainless steel chimney hood, space for washing machine, dishwasher and tumble dryer, built in cupboard upvc part glazed door to garden, built in cupboard, quarry tiled floor.

## GROUND FLOOR BATHROOM

9' 1" x 6' 3" (2.77m x 1.91m) Two upvc windows to side, white suite comprising tiled panelled shower







bath with mixer tap and handshower, wash basin, wc., radiator, part tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Radiator on half landing, loft access.

narrowing to 7'7" (3.99m x 3.18m) Upvc window to rear, radiator, laminate flooring.

#### SHOWER ROOM

9' 6" x 6' 1" (2.9m x 1.85m) Upvc window to side, double shower unit, pedestal wash basin, w.c, radiator, part tiled walls, laminate flooring.



#### BEDROOM 1

14' 11" x 11' 3" to fitted wardrobes (4.55m x 3.43m) Double glazed window to front, two fitted wardrobes, radiator, laminate flooring.

#### OUTSIDE

The rear garden measures approximately 49' x 33' (14.93m x 10.05m), lawned area, well stocked flower and shrub borders, paved patio, timber shed, outside light and tap, gated side access.

#### BEDROOM 2

14' widening to 16'11" into doorway x 10' 1" (4.27m x 3.07m) Upvc window to rear, radiator, fitted carpet.

Block paved frontage providing parking

Preliminary detail - awaiting validation

#### BEDROOM 3

15' x 9' 11" (4.57m x 3.02m) Double glazed window to front, radiator!

#### MATERIAL INFORMATION

Tenure: Freehold

#### BEDROOM 4

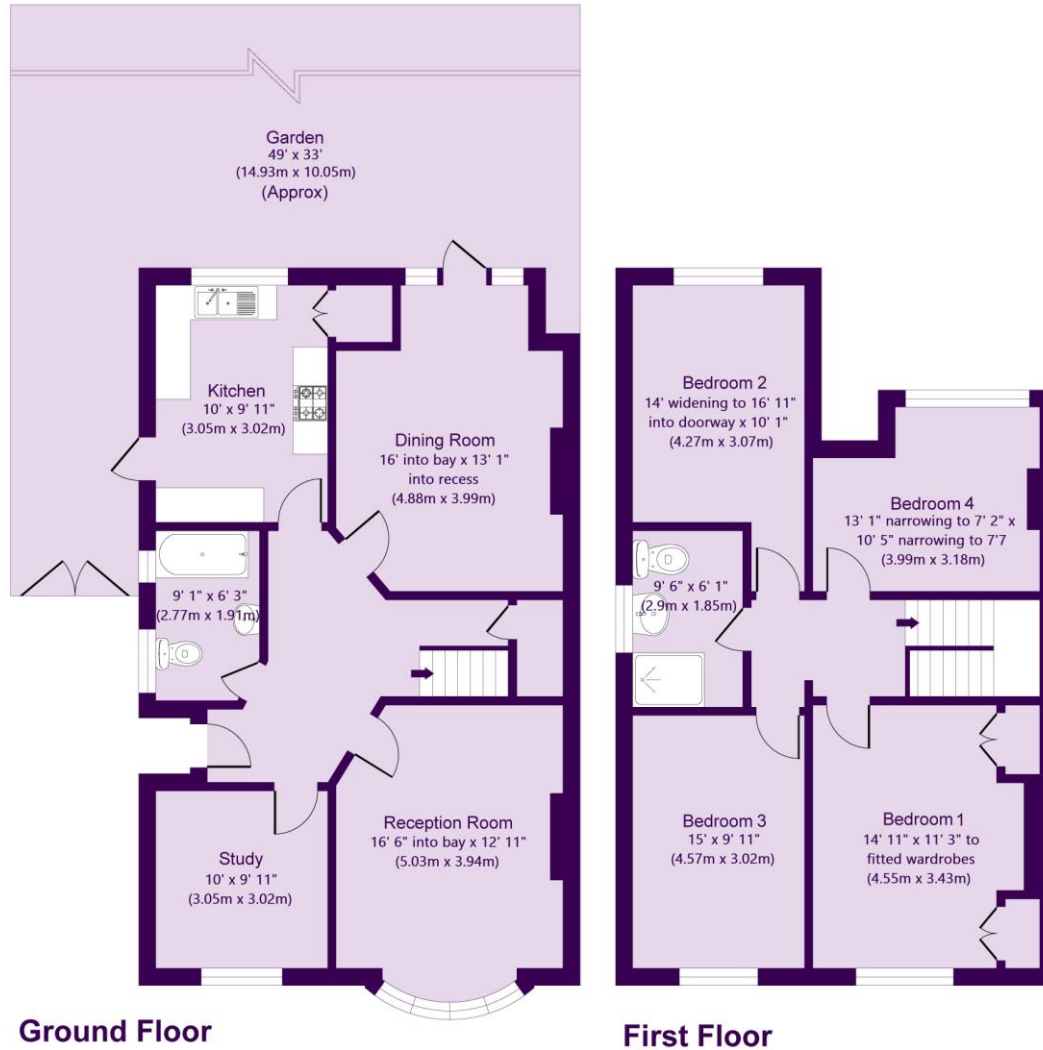
13' 1" narrowing to 7' 2" x 10' 5"

Council tax band: F - £3,044.44



# Glenesk Road, SE9

Total area: Approx. 1687.7 sq. feet (156.7 sq metres)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.  
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22 Well Hall Road, Eltham,  
SE9 6SF

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

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