Bernard Skinner

EARLSHALL ROAD, ELTHAM SE9 1PT

GUIDE PRICE £750,000



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An excellent opportunity to purchase one of these sought-after, larger style 3 bedroom Edwardian Corbett houses, boasting a traditional brick frontage and UPVC sash-style windows that complement the character and original style of the property.

Upon entering, you are greeted by a spacious entrance hall, leading through to a bright and welcoming lounge. Enjoying an open outlook across the grounds of Gordon School opposite, the room offers a lovely sense of space and natural light.

To the rear of the property is an open-plan kitchen, providing ample space for a range of appliances, including a washing machine, dishwasher and American-style fridge freezer. The former outside WC has been cleverly reconfigured to provide an internal cloakroom, with further potential to create a useful utility area.

Upstairs, the property continues to impress with three well-proportioned bedrooms. The generous principal bedroom benefits from a beautiful bay window, along with floor-to-ceiling fitted wardrobes neatly positioned within the recesses.

Bedroom two is another good-sized double room, featuring fitted wardrobes and pleasant views over the south-facing rear garden. Bedroom three is a spacious single bedroom, measuring approximately 9' 9" x 8' 5" into the recess.

Completing the first floor is a particularly generous family bathroom, offering plenty of space and featuring a bath alongside a separate double-tray shower unit.

Outside, the property boasts a fantastic 85ft south-facing rear garden, providing an ideal space for relaxing, entertaining and enjoying the sunshine. Predominantly laid to lawn, the garden also benefits from patio areas, creating a lovely outdoor space for all the family to enjoy.

Offered to the market chain free, this charming Edwardian home combines character, generous accommodation and a sunny, South-facing 85' rear garden, making it an ideal opportunity for families and buyers looking for their next home.

Early viewing is highly recommended to fully appreciate all that this property has to offer.



ENTRANCE HALL
Upvc part glazed front door, understairs cupboard, radiator, wood flooring.

LOUNGE
15' 4" into bay x 14' 3" into recess (4.67m x 4.34m) Upvc Sash style windows to front bay, picture rail, radiator, wood flooring.





















DINING ROOM
12' 3" into recess x 12' 1" (3.73m x 3.68m) Door to garden, shelving to recess, 2 radiators, wood flooring, open to:-

KITCHEN
8' 6" x 7' 9" (2.59m x 2.36m) Upvc window to rear, White gloss fitted wall and base units, built in oven, hob and cooker hood, stainless steel sink unit, washing machine, dish washer and American fridge freezer, part tiled walls, wood flooring.

UTILITY/CLOAKROOM
5' 8" x 4' 5" (1.73m x 1.35m) Upvc window to rear, w.c., wash basin with fitted storage, wall mounted boiler, radiator, wood flooring.

FIRST FLOOR

LANDING
Fitted carpet, loft access via retractable ladder.

BEDROOM 1
15' 6" into bay x 9' 4" to wardrobe (4.72m x 2.84m) Upvc Sash style window to front bay, built in wardrobes to recess, radiator, fitted carpet.

BEDROOM 2
12' 1" x 10' 1" at midpoint (3.68m x 3.07m) Upvc window to rear, built in wardrobe and shelves to recesses, radiator, fitted carpet.

BEDROOM 3
9' 9" x 8' 5" into recess (2.97m x 2.57m) Upvc Sash style window to front, shelves to recess, radiator, fitted carpet.

BATHROOM
8' 6" x 8' 4" (2.59m x 2.54m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, double tray shower unit with hand shower and rain shower head, w.c., wash basin with fitted storage, part tiled walls, heated towel rail, tiled flooring.

OUTSIDE
South facing rear garden measures approximately 85' x 21' (25.91m x 6.4m) mainly laid to lawn with patio area, outside tap, light and power, concrete standing to rear, timber shed.

FRONT GARDEN
Low maintenance frontage with shingle, brick wall.

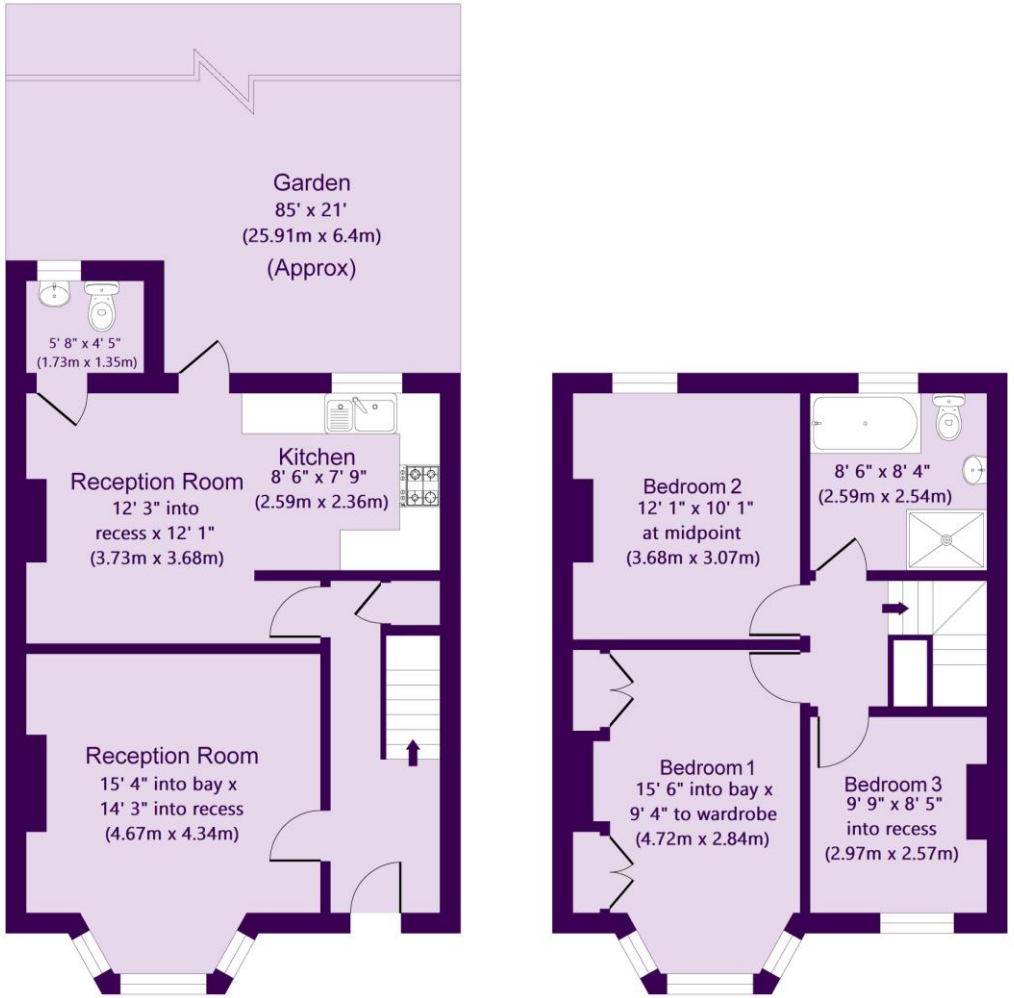
MATERIAL INFORMATION
Tenure: Freehold

Council Tax Band: E - £2,576.07

All buyers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

Earlshall Road, SE9

Total area: Approx. 1080.9 sq. feet (100.4 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.

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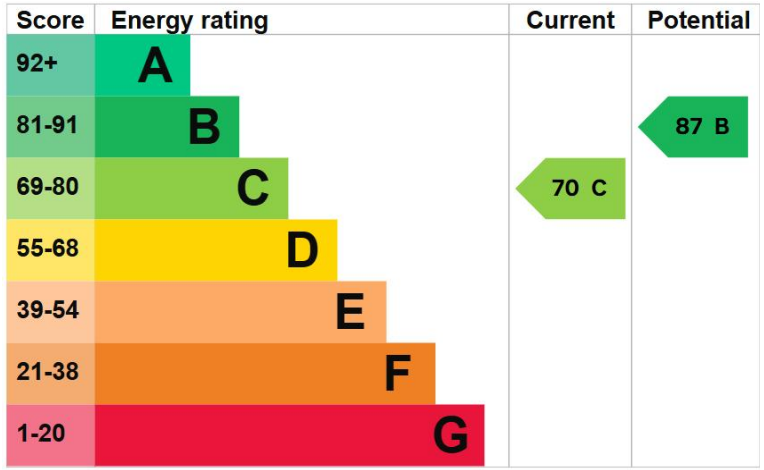

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.