





Stunning four bedroom semi-detached family house, much improved to provide a spacious double storey rear extension and loft conversion. Tastefully decorated throughout and providing lounge and dining areas, there is a well-equipped, recently fitted 16' 11" x 10' 11" kitchen/breakfast room with integrated appliances, utility room and ground floor cloakroom. To the first and second floors there are four bedrooms, spacious family bathroom with both bath and shower unit and an en-suite shower room to the 19' 7" master bedroom. With off street parking, 90' well tended rear garden and wide, covered sideways, this is a super family home, ready and waiting to move into and enjoy. Situated half a mile away from a variety of shops, cafe's and a gym on Well Hall Road, well served by many bus routes and within quarter of a mile or so of highly regarded St. Thomas More RC primary school, with Eltham station just under a mile away.

ENTRANCE HALL

Upvc part glazed front door, upvc window to side, understairs cupboard, radiator, laminate flooring.

RECEPTION ROOM 1

11' 10" into bay x 11' 6" into recess (3.61m x 3.51m) Upvc bay window to front with plantation shutters, radiator, fitted carpet, leads through to:-

RECEPTION ROOM 2

11' 9" x 11' 6" into recess (3.58m x 3.51m) Fitted carpet, radiator.

KITCHEN/DINER

16' 11" x 10' 11" (5.16m x 3.33m) Upvc window to rear and glazed door to garden with window to side, well equipped kitchen extensively fitted with wall and base units, Butler sink, built in oven and hob with cooker hood, integrated dishwasher and freezer, space for American fridge freezer, breakfast bar, part tiled walls, laminate flooring, radiator.

UTILITY AREA

5' 10" x 5' 7" (1.78m x 1.7m) Fitted wall and base units, stainless steel sink unit, wall mounted boiler, space for washing machine and tumble dryer, laminate flooring.



CLOAKROOM

W.C., wash basin with fitted storage, part tiled wall, laminate flooring, extractor fan.







FIRST FLOOR

LANDING

Upvc window to side, fitted carpet, radiator, airing cupboard with Mega flow hot water cylinder.

BEDROOM 2

11' 6" x 9' 6" to fitted wardrobes (3.51m x 2.9m) Upvc window to front with plantation shutters, fitted carpet, radiator.

BEDROOM 3

11' 7" x 9' 11" (3.53m x 3.02m) Upvc window to rear, fitted wardrobe, fitted carpet, radiator.

BEDROOM 4

6' 10" x 5' 11" (2.08m x 1.8m) Upvc window to front with plantation shutters, fitted carpet, radiator.

FAMILY BATHROOM

10' 7" x 9' 2" (3.23m x 2.79m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, double shower unit with glass screen, w.c., twin basins with fitted storage, part tiled walls, heated towel rail, tiled flooring with underfloor heating.



SECOND FLOOR

LANDING

Upvc window to side, fitted carpet.

BEDROOM 1

17' x 9' 7" widening to 11' 6" (5.18m x 2.92m widening to 3.51m) Upvc window to rear and two Velux windows to front, fitted carpet, radiator.

EN-SUITE SHOWER ROOM

Upvc window to rear, shower unit with glass doors, w.c., wash basin, part tiled walls, heated towel rail, tiled flooring.

OUTSIDE

The rear garden measures approximately 90ft (27.43m) mainly laid to lawn, raised decked area, outside tap and light, covered side access 11' 8" x 3' 8" (3.56m x 1.12m).

Own driveway with parking for two vehicles

MATERIAL INFORMATION

Tenure: Freehold

Council tax band: E - £2,458.67

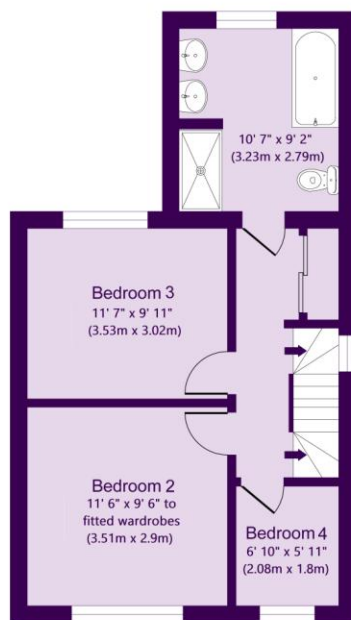
Preliminary detail - awaiting validation

Allenswood Road, SE9

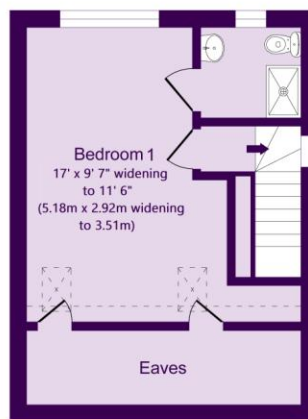
Total area: Approx. 1479.0 sq. feet (137.3sq metres)



Ground Floor



First Floor



Second 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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