

Bernard Skinner



- Semi-detached
- Two double bedrooms
- Own driveway
- 0.5 miles to Kidbrooke Station

1 Bland Street, Eltham, SE9 6JA

Guide Price £325,000

Offering value for money we feel, this two bedroom semi-detached house of Laings Easiform (concrete construction), is situated in a small side road and is being offered with no onward chain. Situated within half a mile of selection of primary schools and a variety of secondary schools all under a mile away. Kidbrooke station is half a mile and Blackheath Village around 3/4 mile. Well served by bus routes along Rochester Way.



Property Description

ENTRANCE HALL

Upvc front door, laminate flooring, radiator, understairs cupboard and meter cupboard.

LOUNGE

15' 8" into bay x 11' 9" into recess (4.78m x 3.58m)
Upvc bay window to front, fitted carpet, radiator.

KITCHEN

17' 9" x 5' 9" (5.41m x 1.75m) Upvc windows to rear and single glazed window, fitted wall and base units, worksurfaces, built in oven, hob and cooker hood, 1.5 bowl sink unit, space for washing machine, wall mounted boiler, part tiled walls, radiator, tiled flooring, part glazed door to garden,

FIRST FLOOR

LANDING

Upvc window to side, loft access, fitted carpet.

BEDROOM 1

16' 1" at widest x 9' 2" (4.9m x 2.79m) Upvc windows to front, built in wardrobes, laminate flooring, radiator.

BEDROOM 2

10' 8" x 9' 2" (3.25m x 2.79m) Upvc window to rear, built in cupboard, laminate flooring, radiator.





BATHROOM

8' 5" x 7' 5" (2.57m x 2.26m) Upvc window to rear, panelled bath with mixer tap and hand shower with separate shower over, wash basin with fitted storage, part tiled walls, radiator, tiled flooring.

OUTSIDE

South East facing rear garden measuring approximately 24' x 23' (7.32m x 7.01m) mainly paved, with gated side access and outside tap.



Own drive with space for two vehicles.

MATERIAL INFORMATION

Building type: Laings Easiform (concrete construction)

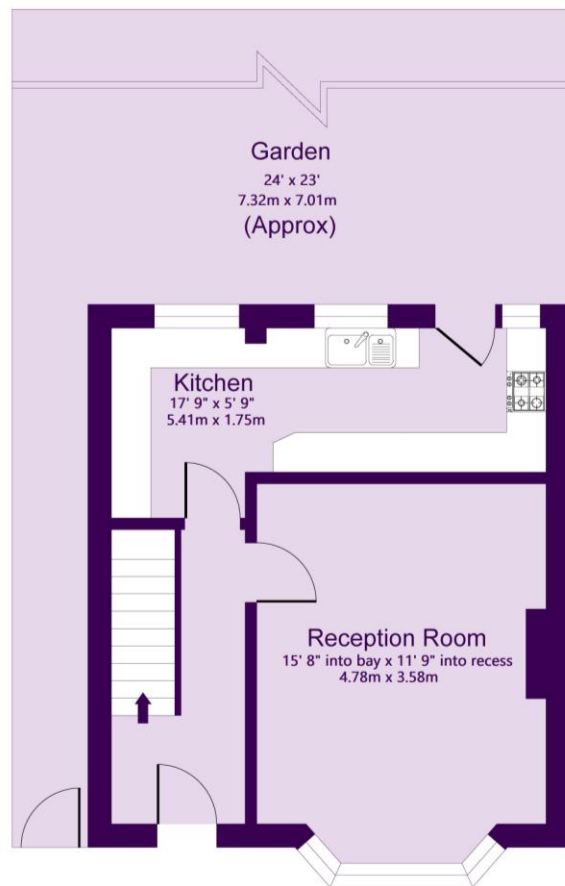
Tenure: Freehold

Council tax band: C - £1,873.51



Bland Street, SE9

Total area: Approx. 753.0 sq. feet (69.9 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	59 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

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