

Bernard Skinner



28 Phineas Pett Road, Eltham, SE9 6RH

Guide Price £550,000 - £575,000

- Two bedroom Progress house
- Two reception rooms
- Bathroom and shower room
- Master bedroom 16' 11" x 10'

So much character and space with this extended, double-fronted two bedroom cottage-style house within the highly acclaimed Progress conservation area, renowned for its winding roads and many small greens. Offered with open plan kitchen and dining area, there is a separate, double aspect living room and a ground floor shower room/wc as well as a very spacious first floor bath room/wc. With a good sized main bedroom, again with double aspect and sizeable second bedroom both with original fire surrounds, there are stairs to the loft space which is currently being used as an office. With a good sized garden, measuring approximately 63' x 29', with a covered verandah style patio and two further patio areas, there is more than ample off street parking. Situated in a quiet road within a third of a mile of bus routes on both Well Hall road and Rochester Way, Eltham station is about three quarters of a mile, St Thomas More RC primary school is within a few hundred yards.



Property Description

SPACIOUS ENTRANCE HALL

Spacious and open-plan to the kitchen and dining area, cupboard housing boiler (installed Dec 2024), understairs cupboard, old style radiator.

LOUNGE

15' x 10' 10" (4.57m x 3.3m) Double aspect room with upvc windows and shutters to front and rear, radiator, recessed fireplace, laminate flooring.

DINING AREA

10' 5" x 10' 3" (3.18m x 3.12m) Upvc window to front with shutters, radiator, laminate flooring

KITCHEN

11' x 10' 11" (3.35m x 3.33m) Open plan from entrance hall, Upvc window to rear, fitted wall and base units, single bowl stainless steel sink unit, built in oven, hob and stainless steel cooker hood, part tiled walls, tiled floor, French doors to the garden.

SHOWER ROOM

Shower unit with large and small shower heads, wash basin, wc., heated towel rail, tiled floor.

FIRST FLOOR

LANDING

Upvc window to front, feature glass brick wall, stairs to loft space.

BEDROOM 1

16' 11" x 10' into recess (5.16m x 3.05m) Double aspect room with upvc windows and shutters to front and rear, original cast iron fire surround, radiator, laminate flooring.





BEDROOM 2

11' x 9' 5" (3.35m x 2.87m) Upvc window to front with shutters, original cast iron fire surround, radiator, laminate flooring.

BATHROOM

17' x 6' 4" (5.18m x 1.93m) Two upvc windows to rear, white suite comprising panelled bath with mixer tap and handshower, wash basin within storage unit, w.c., bidet, old style radiator, part tiled walls, tiled floor, feature coloured glass brick wall.



LOFT ROOM (USED AS AN OFFICE)

18' x 11' 3" into eaves and widest points (5.49m x 3.43m) Skylight to rear, built in cupboards, laminate flooring.

Boarded loft space

OUTSIDE

The rear garden measures approximately 63' x 29', with covered verandah area, steps up to lawn and further decked patio and then paved patio to the rear of the garden, timber shed.

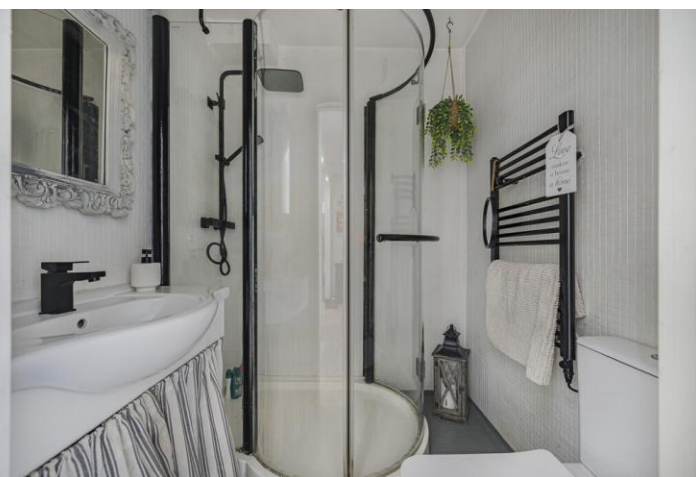
Paved to frontage providing off street parking.

Preliminary detail awaiting validation

MATERIAL INFORMATION

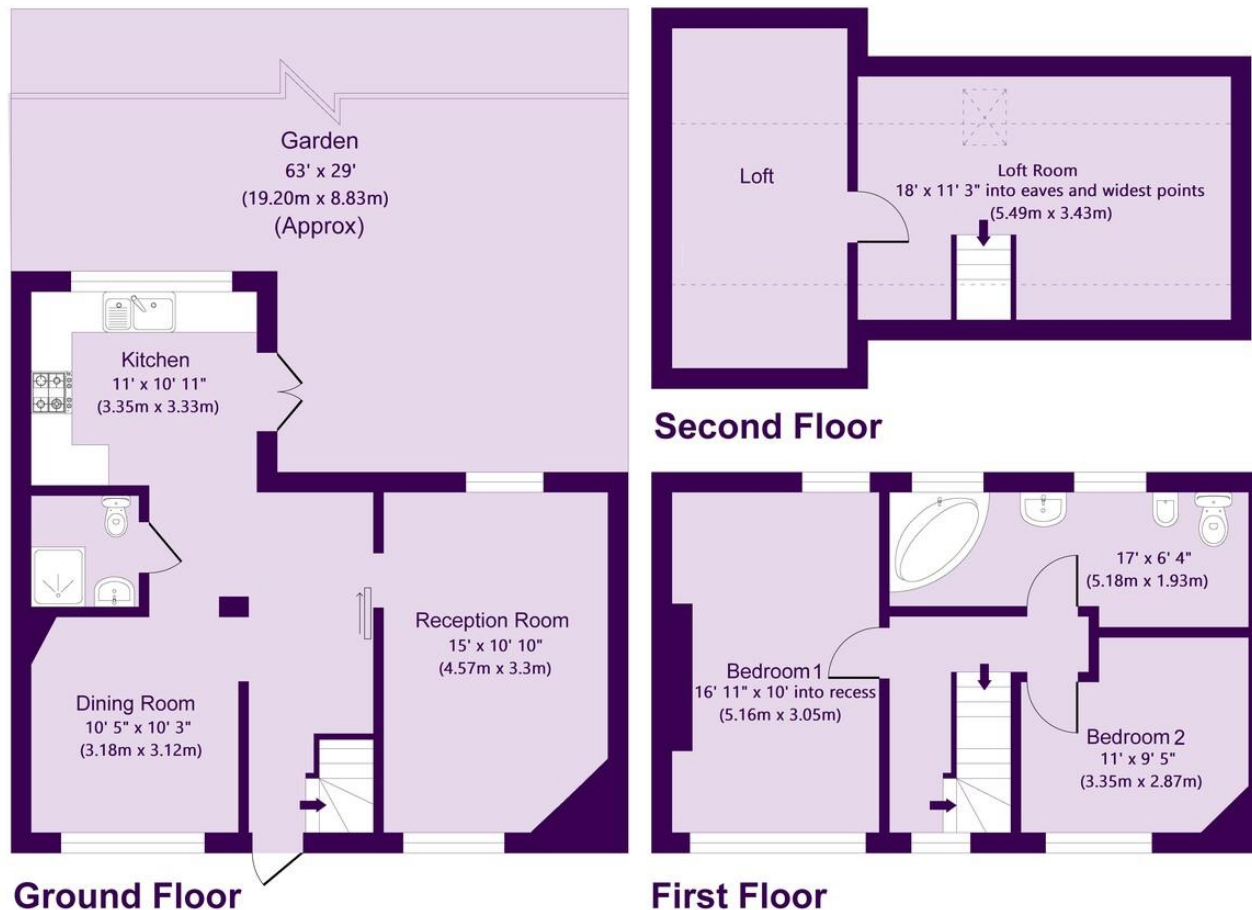
Tenure: Freehold

Council tax band: D - £2,107.69 p.a.



Phineas Pett Road, SE9

Total area: Approx. 1377.8 sq. feet (128.0 sq metres)



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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Skinner**

All clients 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	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.

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