

Bernard Skinner

GREEN LANE, NEW ELTHAM SE9
GUIDE PRICE £525,000 - £550,000





A delightful, mid-terrace cottage-style property, set back from the road with a very well tended communal garden to the front with boundary hedging, providing plenty of privacy to the front elevation. In the current household for over 50 years and offered chain free, there are three sizeable bedrooms and a useful loft room, ideal as a study/office. With two substantial living rooms, kitchen and both a fully accessible wet room to the ground floor, re-fitted in 2024 and a first floor shower room. Light and airy accommodation throughout with a spacious entrance hall, the rear living room has a small extension providing full length windows overlooking the well tended and stocked, pretty rear garden measuring approximately 50', and having well tended hedging to the boundaries providing seclusion. The boiler was replaced in 2025 and a new circuit board in recent years too. Situated very conveniently with New Eltham station, variety of shops and restaurants and Wyborne primary school all within half a mile or so.

SPACIOUS ENTRANCE HALL

Part glazed front door, radiator, understairs cupboards, fitted carpet.

RECEPTION 1

14' 9" into recesses x 10' 6" widening to 17'1 into corner bay(4.5m x 3.2m) Full length double glazed picture windows to rear garden with further double glazed windows to rear, recessed fireplace with open hearth housing wood burner and tiled hearth, two radiators, built in cupboard housing boiler, fitted carpet.

RECEPTION 2

12' x 10' 4" into recesses (3.66m x 3.15m) Window to front with double glazed panes, radiator, electric radiator, fitted bureau and dresser unit, fitted carpet.

KITCHEN

10' 6" x 7' 10" widening to 12'10. (3.2m x 2.39m) Irregular shape, window to rear, part vaulted ceiling with skylight, extensively fitted with wall and base units, fridge/freezer, freezer, washing machine and freestanding electric cooker to remain, part tiled walls, radiator, laminate flooring, part glazed door to garden, door to:-

FULLY ACCESSIBLE WETROOM

6' 10" x 4' 11" (2.08m x 1.5m) Window to rear, vaulted ceiling, shower unit with large and small and shower heads, wash basin, wc., radiator, part tiled walls.

FIRST FLOOR



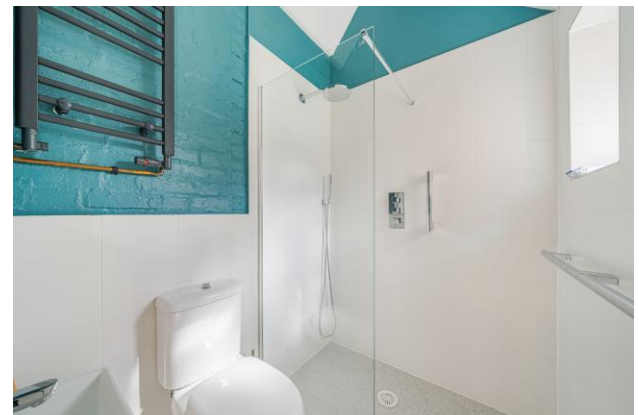
LANDING

Fitted carpet, fixed steps to loft space.

BEDROOM 1

14' 9" x 11' plus recess (4.5m x 3.35m) Window to front with double glazed panes, fitted wardrobes, radiator, fitted carpet.







BEDROOM 2

12' 6" x 9' 9" plus recess. (3.81m x 2.97m) Double glazed window to rear, fitted wardrobes, cast iron fire surround, fitted carpet.

BEDROOM 3

9' 2" x 7' 3" (2.79m x 2.21m) Double glazed window to rear, fitted wardrobes and shelving, fitted carpet.

SHOWER ROOM

Double glazed window to rear, shower unit, pedestal wash basin, wc., heated towel rail, various fitted and built in cupboards, part tiled walls, vinyl flooring.

SECOND FLOOR

LOFT ROOM

14' 8" x 11' 3" at widest points (4.47m x 3.43m) Velux window, fitted desk unit and further fitted storage, radiator, door to eaves/loft space.

OUTSIDE

The very pretty, well tended, stocked and quite secluded rear garden measures approximately 50' depth x 25' (15.24m x 7.62m) and tapers to the rear, with hedging to boundaries, laid to lawn, flower and shrub borders and beds, greenhouse, shed, ornamental trees, paved patio one with gazebo, outside tap and light



The front garden is block paved with flower beds

Very well tended communal green to the front, shared and maintained by the terrace of properties, lawned with hedge to boundaries, flower and shrub borders and beds

MATERIAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND: D - £2107.69 pa

Contribution towards the cost of the maintenance of communal garden to the front of the property is up to £100 pa

Please see link below in respect of a planning application regarding STC Ivor Grove sports club, to the rear of the property:

https://planning.royalgreenwich.gov.uk/online-applications/applicationDetails.do?keyVal=_GRN_W_DCAPR_125350&activeTab=summary

Green Lane, SE9

Total area: Approx. 1210 sq. feet (112.3 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.
Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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