





Set amongst winding roads and open green spaces, this charming two-bedroom semi-detached house offers a rare countryside feel that makes it hard to believe you are still in a London suburb. Tucked away in the corner of Lovelace Green within the sought-after Progress estate, the property offers two reception areas, two spacious bedrooms and two bathrooms, together with a versatile outbuilding and private garden.

On the ground floor, the spacious lounge measures 15'8" x 9'9", widening to 11'8", providing a comfortable and welcoming living space. The kitchen is open to the dining area, creating an ideal space for entertaining and social gatherings. An inner lobby leads to a modern ground-floor bathroom, while both the kitchen and bathroom benefit from underfloor heating.

Upstairs, there are two sizeable bedrooms, the master bedroom enjoys an open outlook over the green, providing a pleasant and peaceful view. Also on this floor is a separate shower room.



The garden has a lovely courtyard feel, with retaining walls and a seating area cleverly built into the wall. The private patio areas are well screened, creating a secluded outdoor space with very little overlooking.

At the rear of the garden is a rebuilt outbuilding, occupying the footprint of the original garage. Measuring approximately 19' x 8'11", it benefits from power and lighting and offers a fantastic blank canvas for a home office, gym, workshop, studio or other flexible use.

To the front, there is a block-paved driveway providing off-road parking for two vehicles.

This is a well-presented and unusually spacious home, combining the character and setting of the Progress estate with practical modern features. With recently fitted UPVC windows, underfloor heating, two bathrooms, two generous sized bedrooms, a private garden and a substantial outbuilding, this property offers a versatile house that is well worth viewing.

Situated within 0.4 to 0.5 miles of both highly regarded Gordon and Deansfield primary schools, half a mile away from Eltham Station and a wide selection of shops and cafes on Westmount Road and within third of a mile of a selection of shops and restaurants on Well Hall Road.



ENTRANCE HALL

Wooden stable door, vinyl flooring, radiator.

LOUNGE

15' 8" x 9' 9" widening to 11' 8" (4.78m x 2.97m) Double aspect room with upvc led light windows to front and side, feature brick fireplace, fitted carpet, two radiators.

DINING ROOM

10' 9" x 8' 5" (3.28m x 2.57m) Upvc led light window to side, picture rail, laminate flooring, radiator, open to:-

KITCHEN

14' 1" narrowing to 10' 10" x 6' 7" (4.29m x 2.01m) Upvc led light window to rear, fitted cream wall and base units with Butchers block worksurfaces, 1.5 bowl sink unit, built in oven and gas hob with new folding cooker hood, integrated dishwasher, undercounter fridge and freezer, part tiled walls, understairs cupboard with radiator, tiled flooring with underfloor heating, heated towel rail, leading to:-







INNER LOBBY AREA

Part glazed lead light upvc door leading to garden, storage cupboard housing wall mounted combination boiler, space for washing machine, door leading to:-

GROUND FLOOR BATHROOM

7' 11" x 5' 7" (2.41m x 1.7m) Upvc leaded light window to rear, white suite comprising panelled shower bath with mixer tap and hand shower with rain shower over, glass shower screen, wash basin with fitted storage, w.c., part tiled walls, heated towel rail, tiled flooring with underfloor heating.

FIRST FLOOR

LANDING

Loft access, fitted carpet

BEDROOM 1

15' 6" at widest point x 11' 7" widening to 15' (4.72m x 3.53m) Upvc leaded light window to front, laminate flooring, two radiators.

BEDROOM 2

10' 7" x 10' 7" (3.23m x 3.23m) Upvc leaded light window to rear, fitted carpet, radiator.

SHOWER ROOM

7' 7" x 5' (2.31m x 1.52m) Double shower unit with hand shower and rain shower, wash basin with fitted storage, w.c., part tiled walls, extractor fan, Karndean flooring, radiator.

OUTSIDE

This private and secluded rear garden measures approximately 28ft x 22ft (8.53m x 6.70m) with patio and raised lawn area with retaining wall, built into the retaining wall is a seating area with benches and table, flower borders, small patio to rear, outside tap, gated side access.

OUTBUILDING

19' x 8' 11" (5.79m x 2.72m) Upvc French doors, double secure doors to driveway, this building was formerly a garage but has been rebuilt to provide a very useable space for a magnitude of purposes, the structure has been insulated, laminate flooring, power and light.

Block paved frontage providing parking for two vehicles

MATERIAL INFORMATION

Tenure: Freehold

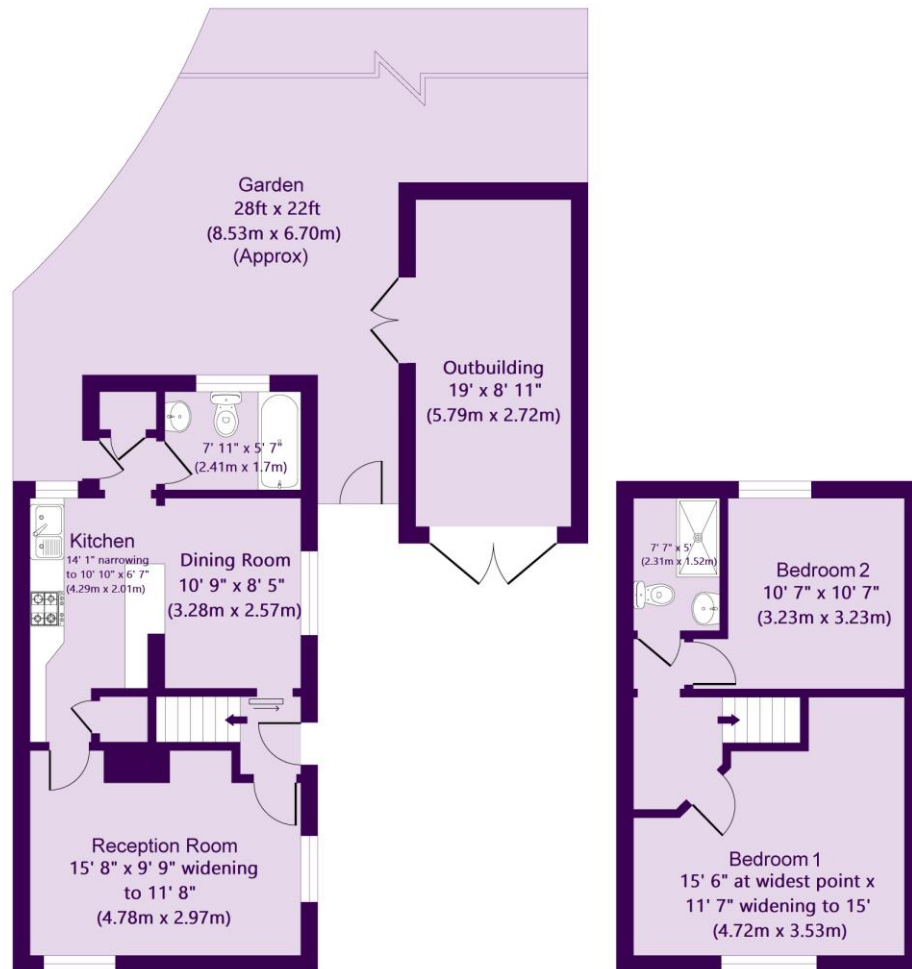
Council Tax Band: D - £2,107.69

Preliminary details - awaiting validation.

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.

Lovelace Green, SE9

Total area: Approx. 1074 sq. feet (99.7 sq metre)
(Including Garage)



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		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Zoopla **rightmove**  **SEnine**
Smarter property search

22 Well Hall Road, Eltham,
SE9 6SF

www.bernardskinner.co.uk
mail@bernardskinner.co.uk
020 8859 3033

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.