

# Bernard Skinner



- Three bedroom Progress house
- Gated side access
- No onward chain
- Third of a mile Eltham station

22 Prince Rupert Road, Eltham, SE9 1LS

Guide Price £525,000

A three bedroom terraced Progress house within the sought-after conservation area with its winding roads and many green spaces. Offered with the benefit of a side access, 35ft garden with two outbuildings and extended to the rear to provide a sizeable kitchen/breakfast room with some integrated appliances, the property is located so conveniently for all amenities. Eltham station is about a third of a mile, with a variety of shops, cafe's and restaurants within a short stroll on Well Hall road and the landscaped grounds of The Pleasaunce a similar distance. With highly regarded Gordon and Deansfield primary schools within half a mile or so, why not take a look. No onward chain.



## Property Description

### ENTRANCE AREA

Radiator, fitted carpet, stairs to first floor.

### LIVING ROOM

22' narrowing to 13'11" x 12' 8" narrowing to 9'1" (6.71m x 3.86m) Double glazed leaded light window to front, understairs cupboard, radiator, laminate flooring.

### KITCHEN/BREAKFAST ROOM

15' 4" narrowing to 11' x 12' 6" (4.67m x 3.81m) Upvc leaded light windows to side and rear, Upvc French doors to garden, wide range of fitted wall and base units, built in double oven, induction hob and cooker hood, stainless steel 1.5 bowl sink unit, space for American fridge/freezer, integrated dishwasher, tiled floor with under floor heating.

### LOBBY AREA

Double cupboard housing wall mounted boiler, space for washing machine, door to bathroom

### GROUND FLOOR BATHROOM

8' 6" x 6' 4" at widest points (2.59m x 1.93m) White suite comprising Jacuzzi bath with shower over, wash basin, wc., heated towel rail, part tiled walls, tiled floor.

### FIRST FLOOR

#### LANDING

Loft access, skylight





### BEDROOM 1

12' 5" narrowing to 11' 6" x 9' 5" (3.78m x 2.87m)  
Double glazed leaded light window to front, built in wardrobe, cupboards to recesses, radiator, laminate flooring.

### BEDROOM 2

11' 6" x 7' 9" (3.51m x 2.36m) Upvc leaded light window to rear, radiator, laminate flooring with under floor heating.

### BEDROOM 3

8' 2" x 7' 8" (2.49m x 2.34m) Double glazed leaded light window to rear, radiator, laminate flooring.



### OUTSIDE

The rear garden measures approximately 35' to outbuildings, lawned area, patio area with wider paved sideway and gated side access, outside lights and tap

Outbuilding 1: 10' 7" x 7' 7", fitted shelving, light and power

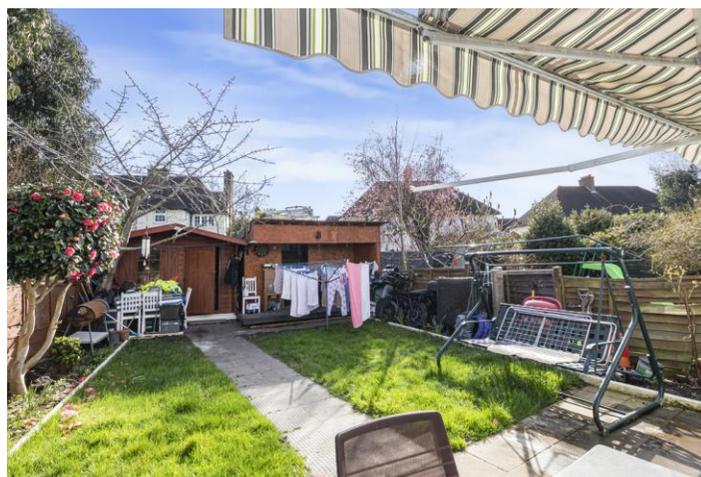
Outbuilding 2: 8' 11" x 8' 2", fitted shelving, light and power

Small lawned area to the front garden

### MATERIAL INFORMATION

TENURE: Freehold

COUNCIL TAX BAND D - £2,011.64



# Prince Rupert Road, SE9

Total area: Approx. 876.2 sq. feet (81.4 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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	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

