Bernard Skinner







643 Rochester Way, Eltham, SE9 1RJ

Guide Price £475,000 - £500,000

- Three bedroom semi
- Plenty of potential to update/extend
- No onward chain
- Close to extensive park/woodland

Situated in a popular location with extensive, park, woodland and meadows close to hand, this three bedroom semi-detached 1930's Bilton house offers plenty of potential to update to own taste and extend subject to the usual consents. Offered with no onward chain, there are two reception rooms and a conservatory. With Falconwood station around 3/4 mile and Eltham station a little further, highly regarded Deansfield primary school is within a few hundred yards and there are a wide variety of shops and cafe's on Westmount Road all within half a mile or so, why not take a look, we hold keys!







Property Description

ENTRANCE HALL
Front door, upvc window to side, understairs cupboard, radiator, laminate flooring, stairs to first floor.

LOUNGE
12' 11" into bay x 11' 7" into recess (3.94m x 3.53m) Upvc bay window to front, wooden fire surround, radiator, fitted carpet.

DINING ROOM
13' 1" x 10' 6" into recess (3.99m x 3.2m) Casement doors to the conservatory, wooden fire surround, radiator, laminate flooring.

KITCHEN
9' 5" x 7' (2.87m x 2.13m) Window to rear, fitted wall and base units, built in double oven, hob and cooker hood, sink unit, space for washing machine, slimline dishwasher, wall mounted boiler, laminate flooring.

CONSERVATORY
8' 6" x 8' 2" (2.59m x 2.49m) Laminate flooring, door to garden.

FIRST FLOOR

LANDING
Upvc window to side, loft access, fitted carpet.













BEDROOM 1
13' 3" into bay x 10' 7" into recess (4.04m x 3.23m) Upvc bay window to front, fitted wardrobes to one wall, radiator, fitted carpet.

BEDROOM 2
13' x 11' 2" into recess (3.96m x 3.4m) Window to rear, built in cupboard, radiator, fitted carpet.

BEDROOM 3
7' 7" x 7' 2" (2.31m x 2.18m) Upvc window to front, radiator, picture rail, fitted carpet.

BATHROOM
Upvc window to side and further window to rear, white suite comprising panelled bath with mixer tap and handshower, wash basin, tiled walls, radiator.

SEPARATE WC
Upvc window to side, wc. radiator.

OUTSIDE
The rear garden measures approximately 60' and is in need of attention, double gates lead to shared sideway.

Off street parking to the front of the property

Preliminary detail - awaiting validation

Rochester Way, London, SE9

Total area: Approx. 1032.5 sq. feet (95.9 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

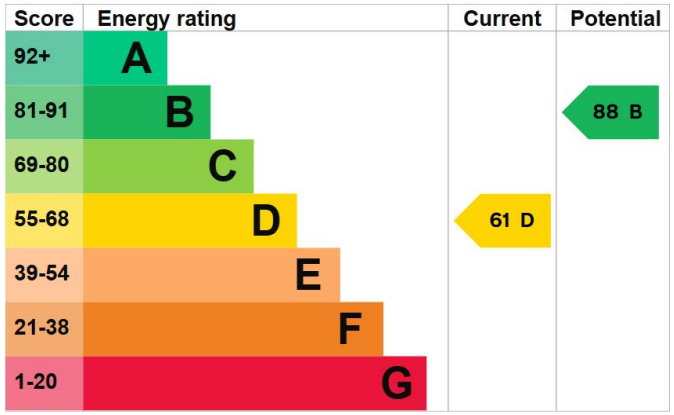
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MATERIAL INFORMATION

Tenure: Freehold

Council tax band: D - £2,107.69

All purchasers 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.



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

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