

# Bernard Skinner



23 Riefeld Road, Eltham Heights, SE9 2QD

Guide Price £750,000 - £775,000

- Very spacious extended semi
- Three good sized bedrooms
- 29' Through living room
- 18' x 15' Kitchen/family room

Situated in the highly sought-after Eltham Heights, this spacious and beautifully presented three-bedroom semi-detached family home offers well-proportioned accommodation, stylish interiors and excellent outdoor space.

The property has been thoughtfully extended to the rear, creating an impressive kitchen/family room measuring approximately 18' x 15'. This superb space features a stylishly fitted kitchen, centre island with integrated appliances, providing an ideal setting for both everyday family life and entertaining.

The substantial through living room approximately 29', offers a versatile and welcoming reception space. A convenient ground-floor cloakroom completes the downstairs accommodation.

Upstairs are three bedrooms of good proportion, including one benefiting from fitted wardrobes, together with a generous family bathroom measuring approximately 8' 11" x 6' 11".



## Property Description

Outside, the property boasts a particularly attractive west-facing rear garden, measuring approximately 78' x 35', providing an excellent private space for relaxing, entertaining and family activities. Further benefits include an attached garage and off-street parking for two to three vehicles.

The location is equally appealing, with extensive parkland at Avery Hill Park and a variety of local shops and amenities along Bexley Road within easy reach. Leigh Stationers Academy is also approximately equidistant, while Falconwood station and the extensive woodland and open spaces of Oxleas Woods are around half a mile away.

An excellent opportunity to acquire a substantial and versatile family home in a popular residential location, offering generous accommodation, a superb garden and convenient access to local amenities, schools, transport links and green spaces.

### ENTRANCE PORCH

Quarry tiled floor, door to:-

### ENTRANCE HALL

Original leaded light window, radiator, understairs cupboard, solid oak floor.

### THROUGH LIVING ROOM

29' 3" x 13' 5" narrowing to 11' 9" (8.92m x 4.09m) Double glazed bay window to front, wooden fire surround with cast iron inset, built in shelving and cupboards to recess, two radiators, solid oak flooring, upvc patio doors to garden.

### KITCHEN/FAMILY ROOM

18' x 15' 2" (5.49m x 4.62m) Upvc window to rear, extensively fitted with wall and base units, centre island with built in storage and breakfast bar, double bowl sink unit, built in double oven, hob and stainless steel cooker hood, integrated dishwasher, cupboard housing space for washing machine, two radiators, tiled floor, upvc French doors to garden, door to:-





#### GROUND FLOOR CLOAKROOM

Upvc window to front, wc., wash basin, heated towel rail, tiled floor.

#### FIRST FLOOR

##### LANDING

Double glazed window to side, cupboard housing boiler, solid oak flooring.

##### BEDROOM 1

15' 6" x 12' into recess (4.72m x 3.66m) Double glazed bay window to front, radiator, solid oak flooring.



##### BEDROOM 2

13' 6" x 11' 11" including wardrobe space (4.11m x 3.63m) Double glazed window to rear, fitted wardrobes to one wall, radiator, solid oak flooring.

##### BEDROOM 3

10' 7" x 7' 5" (3.23m x 2.26m) Double glazed window to rear, radiator, solid oak flooring.

##### BATHROOM

8' 11" x 6' 11" (2.72m x 2.11m) Double glazed windows to front and side, white suite comprising panelled bath with mixer tap and handshower and separate shower unit over, wash basin, w.c., radiator, heated towel rail, fully tiled walls, tiled floor.



#### OUTSIDE

The sunny West facing rear garden measures approximately 78' x 35' (23.77m x 10.67m), lawned with flower and shrub borders, patio areas front and rear, outside tap, power and light, brick built shed, greenhouse, two cherry trees.

Attached garage with light and power measures approximately 16' 1" x 10' 8" (4.9m x 3.25m), up and over door, pedestrian door.

Block paved frontage providing parking for 2-3 vehicles.

Approx. internal Area 1378.3 sq. feet (128.0 sq metres)  
 Garage Area 180.6 sq. feet (16.7 sq metres)  
 Shed Area 51.6 sq. feet ( 4.8 sq metres)  
 Total area: 1610.5 sq. feet (149.5 sq metres)

Tenure: Freehold

Council tax band: F - £3,044.44

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.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 70 C    | 80 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

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