

# Bernard Skinner



- End of terrace Progress house
- Three bedrooms
- Garage and parking
- No chain

137 Granby Road, Eltham, SE9 1EJ

Guide Price £525,000

Situated within the sought-after Progress conservation area, with its cottage style properties, winding roads and many greens, this three bedroom end of terrace has the benefit of a detached garage and no onward chain. With an extended kitchen/diner, living room and ground floor bathroom, there is also off street parking. Situated within a third of a mile of a range of shops on Well Hall Road and well served by bus routes, highly regarded Gordon and Deansfield primary schools are a similar distance, with Eltham station around three quarters of a mile. Why not take a look!



## Property Description

### ENCLOSED PORCH

UPVC front door and double glazed windows to side, wood flooring.

### ENTRANCE HALL

Glazed front door, wood flooring and radiator.

### LOUNGE

15' 1" x 11' 8" into recess (4.6m x 3.56m) Double glazed window to front, fire surround with open hearth, two radiators, wood flooring, understairs cupboard.

### KITCHEN/DINER

18' 8" at longest point x 5' 1" widening to 9' 3" (5.69m x 1.55m) Double glazed windows to side and rear, French windows to garden, white gloss wall and base units, built in oven, hob and hood, integrated dish washer and fridge, part tiled walls, wall mounted boiler.

### GROUND FLOOR BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m) Double glazed window to rear, White suite comprising of panelled bath with mixer tap and shower over, w.c., wash basin, fully tiled walls, tiled flooring, radiator.

### FIRST FLOOR

### LANDING

Double glazed window to side, fitted carpet, loft access.





#### BEDROOM 1

10' 7" to fitted wardrobes x 9' (3.23m x 2.74m)  
Double glazed window to front, fitted wardrobes to one wall and built in cupboard, laminate flooring, picture rail, radiator.

#### BEDROOM 2

11' 9" x 8' 1" (3.58m x 2.46m) Double glazed window to rear, laminate flooring, radiator.

#### BEDROOM 3

8' 7" x 7' 2" (2.62m x 2.18m) Double glazed window to rear, laminate flooring, radiator.



#### OUTSIDE

The rear garden measures approximately 30ft x 27ft with gated wider sideways, laid to lawn, block paved patio, outside lighting and tap.

Block paved frontage providing parking, leads to detached garage to side measuring 16' x 9' 1" (external measurement) with up and over door, pedestrian door



#### MATERIAL INFORMATION

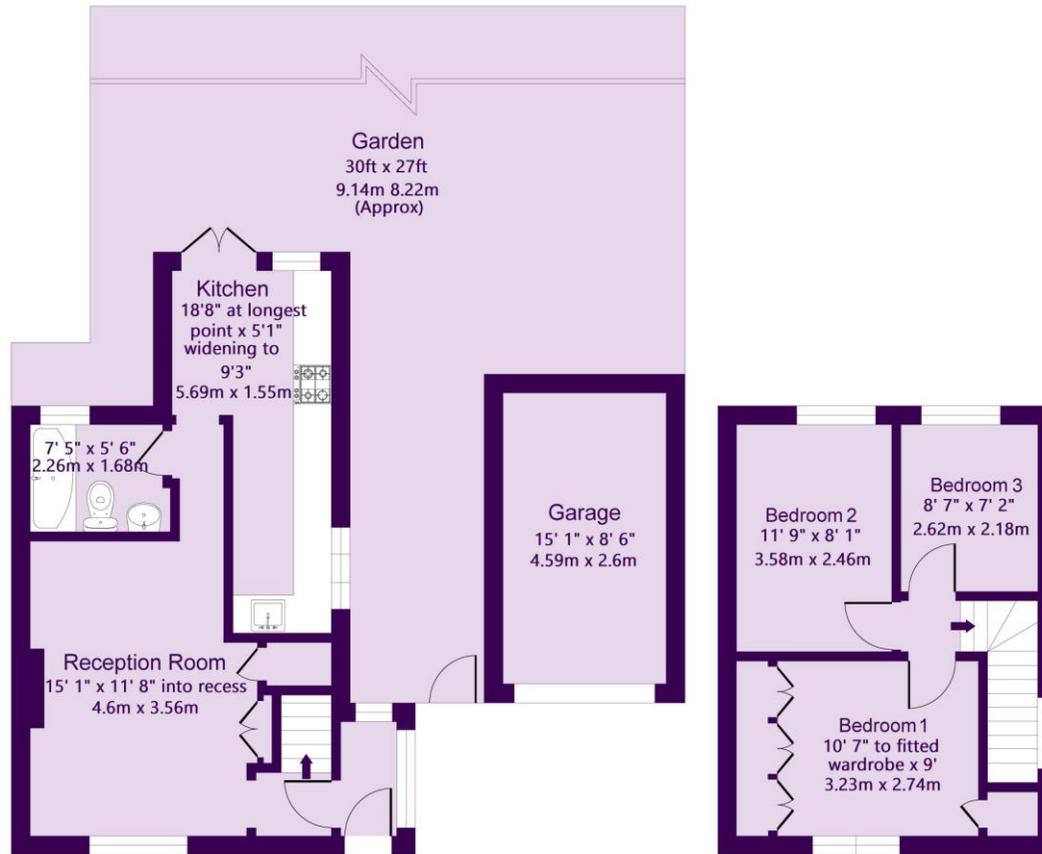
TENURE: Freehold

COUNCIL TAX BAND: D £2107.69

Preliminary detail - awaiting validation

# Granby Road, SE9

Approximate Gross Internal Area: 757.2 sq. feet ( 70.3 sq metres)  
 Garage Area: 128.4 sq. feet ( 11.9 sq metres)  
 Total Area: 885.6 sq. feet ( 82.2 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.  
 Produced By Planpix



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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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