

Bernard Skinner



- Three bedroom end of terrace
- Progress conservation area
- Third of a mile station
- Local shops/bus routes close to hand

7 Congreve Road, Eltham, SE9 1LP

Guide Price £500,000 - £525,000

In the current household for three decades, this sizeable three bedroom end of terrace Progress house is situated on the sought-after conservation area with its many green spaces and winding roads. Offered with two living rooms and the benefit of a ground floor cloakroom, there are three good sized bedrooms with the smallest measuring 9' 5" x 7'. Situated in a popular road with all amenities close to hand, Eltham station a third of a mile with a wide variety of shops, restaurants and cafe's even closer to hand on Well Hall road as are many bus routes. Highly regarded Gordon and Deansfield primary schools are within half a mile or so and the landscaped grounds of The Pleasance is nearby. Why not take a look!



Property Description

ENTRANCE HALL

UPVC part glazed front door, dado rail, fitted carpet and stairs leading to first floor.

LOUNGE

16' 2" x 12' 10" (4.93m x 3.91m) Dual aspect upvc windows to front and side, picture rail, fire surround, radiator, Panga-panga wood flooring.

DINING ROOM

10' x 9' (3.05m x 2.74m) Double glazed patio doors to conservatory, built in cupboard with wall mounted boiler, radiator, wood strip flooring, opening to:-

KITCHEN

13' 8" at longest point x 5' 8" at widest point (4.17m x 1.73m) Upvc window to rear, fitted wall and base units, stainless steel sink unit, part tiled walls, free standing cooker to remain, space for undercounter fridge and freezer, space for dish washer, understairs cupboard.

CONSERVATORY

11' 4" x 8' 7" (3.45m x 2.62m) Upvc windows and French doors to garden, tinted glass roof and door leading to utility space, laminate flooring, outside tap.

UTILITY AREA

8' 7" at longest point x 5' 6" at widest point (2.62m x 1.68m) Upvc windows, space for washing machine and condenser dryer, laminate flooring.

CLOAKROOM

4' 2" x 2' 5" (1.27m x 0.74m) Low level wc., wash basin, laminate flooring.





FIRST FLOOR

LANDING

Velux window, fitted carpet, radiator, loft access.

BEDROOM 1

10' 9" x 9' 1" plus recesses (3.28m x 2.77m) Upvc window to rear, picture rail, radiator, laminate flooring.

BEDROOM 2

12' 10" plus recess x 8' 9" (3.91m x 2.67m) Double aspect room with upvc windows to front and side, wood strip flooring, radiator.



BEDROOM 3

9' 5" x 7' (2.87m x 2.13m) Double aspect room with upvc windows to front and side, picture rail, radiator, laminate flooring.

BATHROOM

7' 3" at widest point x 6' 10" at longest point (2.21 m x 2.08m) Upvc window to rear, white suite comprising shower with mixed tap, hand shower and rain shower head, glass shower screen, w.c., wash basin with storage, tiled flooring, radiator and heated towel rail.



OUTSIDE

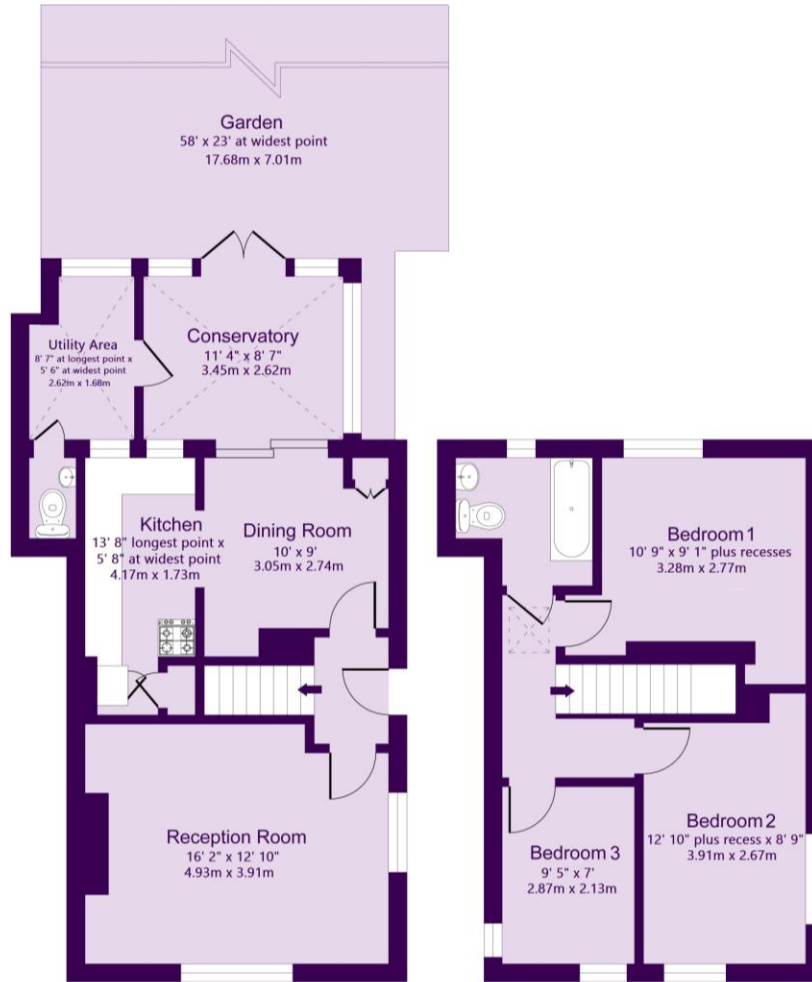
The West facing sunny rear garden measures approximately 58' x 23' at widest point (17.68m x 7.01m), wider side access, patio area, mainly laid to lawn with flower borders, raised concrete hard standing with two sheds.

FRONTAGE

Mainly laid to lawn with flower borders, privet hedge and picket fence.

Congreve Road, SE9

Total area: Approx. 98.5 sq. feet (1061sq 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



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D

Royal Borough of Greenwich - £2,011.64 pa

Preliminary detail - awaiting validation

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | 66 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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