

Bernard Skinner



7 Rennets Close, Eltham Heights, SE9 2NQ

Guide Price £625,000

- Three bedroom detached house
- Small quiet cul de sac
- No chain
- 3/4 Mile Falconwood station

In the current household for over 50 years and offered with no onward chain, this late 1950's built three bedroom detached house is in quiet cul de sac within highly regarded Eltham Heights. Offering the opportunity to update to own taste, the property does benefit from replacement upvc double glazing and is light and airy throughout. With an integral garage and wider side way, there is ample off street parking. Within three quarters of a mile of Falconwood station and extensive park and woodland, the property is well served by bus routes on Bexley Road and a wide variety of shops, all within half a mile at most. With Leigh Stationers Academy, secondary school around half a mile also and Alderwood primary school similar distance, why not take a look, we hold keys!



Property Description

SPACIOUS ENTRANCE HALL

Upvc double glazed, double doors, tiled floor, upvc part glazed door to:-

ENTRANCE HALL

Understairs cupboard, radiator, fitted carpet.

RECEPTION ROOM

19' 7" x 12' 1" into recess (5.97m x 3.68m) Upvc window to rear and French doors and windows to rear garden, radiator, fitted carpet.

KITCHEN

15' 1" narrowing to 12'6 x 7' 2" narrowing to 5'9 (4.6m x 2.18m) Upvc window to rear, fitted base units, wall shelving, stainless steel sink unit, space for washing machine, dishwasher and freestanding cooker, wall mounted boiler, larder cupboard with upvc window to rear, built in storage cupboard, radiator, vinyl flooring.

FIRST FLOOR

LANDING

Upvc window to rear, loft access with retractable ladder, airing cupboard housing lagged cylinder and immersion heater, fitted carpet.

BEDROOM 1

13' 2" x 12' (4.01m x 3.66m) Upvc window to front, radiator, built in cupboard, fitted carpet.





BEDROOM 2

12' 4" widening to 13'9 x 11' 9" (3.76m x 3.58m)
Upvc window to front, radiator, built in cupboard, fitted carpet.

BEDROOM 3

8' 9" x 7' 3" (2.67m x 2.21m) Upvc window to rear, radiator, built in cupboard, fitted shelving and further fitted high level cupboards, fitted carpet.

BATHROOM

7' 3" x 7' (2.21m x 2.13m) Upvc window to side, suite comprising corner bath with electric shower over, wash basin with fitted storage, heated towel rail, radiator, fully tiled walls.



SEPARATE WC

Upvc window to rear, wc., radiator, vinyl flooring.

OUTSIDE

The rear garden measures approximately 42' depth x 38' width (12.80m x 11.58m), lawned with established shrubs, fruit trees, paved patio, outside light and tap, paved wider, gated sideways, timber shed.



Integral garage measures approximately 17' 8" x 8' 6" (5.38m x 2.59m), double doors, light and power, pedestrian door and upvc window to side.

Block paved frontage providing parking.

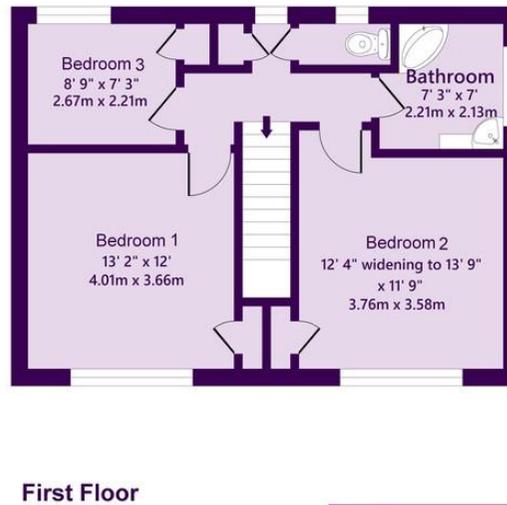
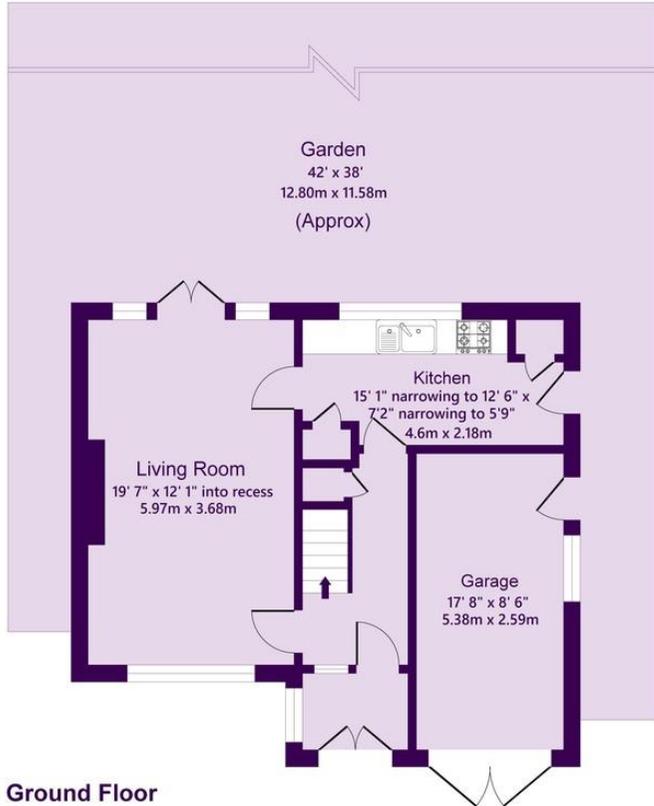
MATERIAL INFORMATION

Rennets Close, SE9

Total area: Approx. 1169.7 sq. feet (108.6 sq metres)

Tenure: Freehold

Council Tax band: F - £2,905.71



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		82 B
69-80	C		
55-68	D	56 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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