

Bernard Skinner



- Three bedroom end of terrace Bilton house
- Extended to the rear and loft
- Two reception rooms
- 14' 6" x 8' 10" kitchen/diner

122 Earlshall Road, Eltham Park, SE9 1PN

Guide Price £510,000 - £525,000

In the current household for nearly seven decades, this deceptively spacious, extended three bedroom end of terrace, 1930's Bilton house is within popular Eltham Park, with all its shops and cafes immediately to hand on Westmount Road. The property has two living rooms and a 14' 6" x 8' 10" kitchen/diner and bay windows to front and rear elevations. Along with shower room and wet room on both ground and first floors, there are three double bedrooms, two with fitted wardrobes, over the first and second floors. Situated within 0.2 miles of Gordon primary with a selection of other also highly regarded primary schools within half a mile or so, there is extensive parkland a similar distance at Eltham Parks South and North and Eltham station is also around half a mile. With no onward chain, why not take a look!



Property Description

ENTRANCE HALL

Upvc front door with window to side, understairs cupboards housing meters and wall mounted boiler, fitted carpet, radiator.

RECEPTION 1

11' 5" into bay x 11' 8" (3.48m x 3.56m) Upvc bay window to front, fitted carpet, radiator.

RECEPTION 2

10' 11" into recess x 9' 7" (3.33m x 2.92m) Fitted carpet, radiator, open plan to:-

KITCHEN/DINER

14' 6" x 8' 10" (4.42m x 2.69m) Upvc French doors and windows to the garden, further high level windows to side, fitted wall and base units with built in oven, hob and cooker hood, integrated washing machine, dishwasher and fridge with small freezer, stainless steel sink unit, part tiled walls, vinyl flooring, radiator



WETROOM

6' 4" x 6' (1.93m x 1.83m) Upvc window to side, power shower unit, w.c., wash basin, fully tiled walls, extractor fan, vinyl flooring.

FIRST FLOOR

LANDING

Two upvc windows to side, stairs to second floor, fitted carpet



BEDROOM 1

15' 8" to wardrobe x 11' 11" into bay narrowing to 6' 11" (4.78m x 3.63m) Upvc bay window to front, range of fitted wardrobes and dressing table unit, fitted carpet, 2 radiators.



BEDROOM 2

12' 2" into bay x 9' 2" (3.71m x 2.79m) Upvc bay window to rear, picture rail, airing cupboard, fitted carpet, radiator.



SEPARATE W.C.

Window to rear, w.c., tiled walls and flooring.



SHOWER ROOM

Upvc window to rear, double shower unit with power shower, wash basin, fully tiled walls, tiled floor, radiator.

SECOND FLOOR

BEDROOM 3

11' 10" x 8' 9" to wardrobe (3.61m x 2.67m) Upvc window to rear, fitted wardrobe to recess, fitted carpet.

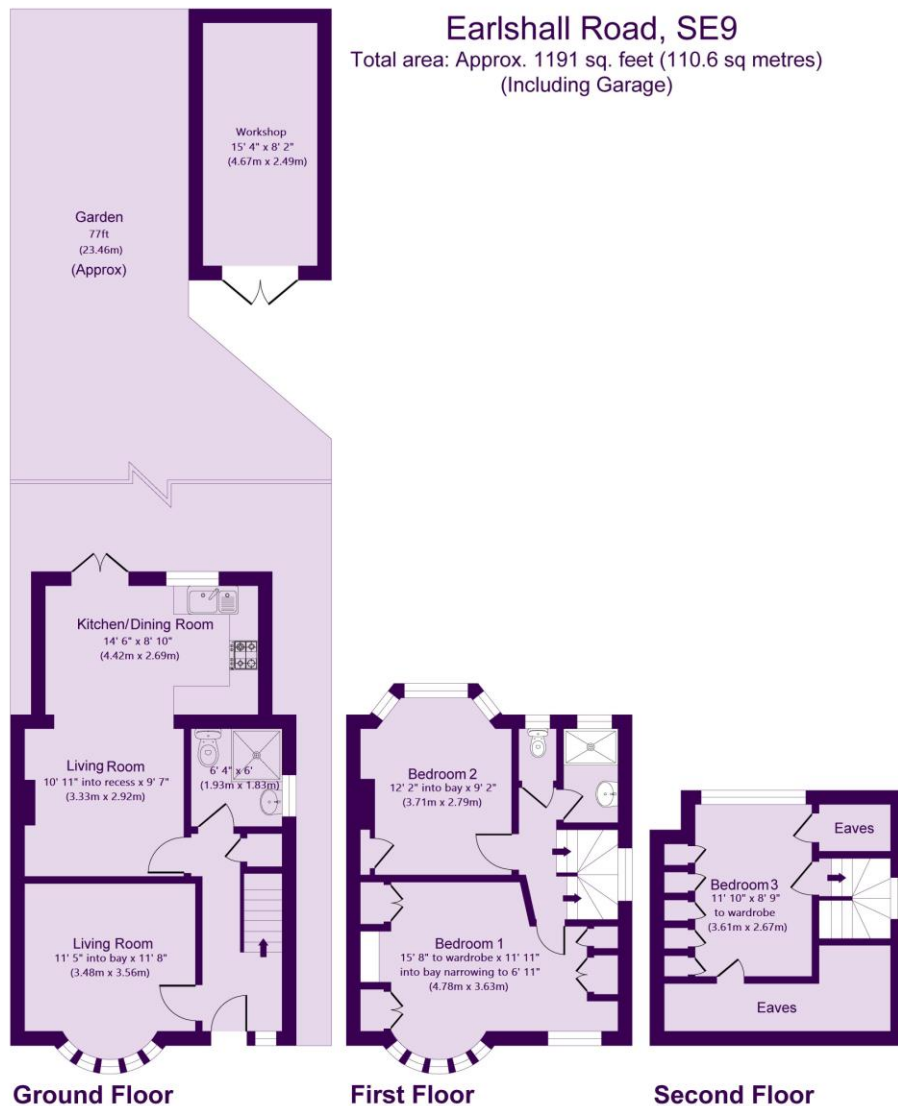


OUTSIDE

The South facing rear garden measures approximately 77ft, mainly laid to lawn, flower borders, outside tap, timber shed, gated side access, workshop 15'4 x 8'2 power and light via gated rear access.



Front garden with well stocked beds and borders.



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: E - £2,576.07

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		83 B
69-80	C		
55-68	D	67 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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