

Bernard Skinner

RIEFIELD ROAD, ELTHAM HEIGHTS SE9

GUIDE PRICE £900,000-£925,000





A stunning and stylishly presented, recently extended four bedroom semi-detached house, presented in show home condition within sought after Eltham Heights. With substantial accommodation to both ground and first floors, the extensively fitted kitchen with dining space has a large centre island and is a fantastic room for entertaining measuring 24' x 19' 6" and has full width bi-fold doors leading to the garden and underfloor heating. With a sizeable separate living room and further reception, there is also a study, utility room and cloakroom. The 16' 7" x 11' 8" master bedroom has an en-suite shower room and there is also a family bathroom with freestanding bath and separate shower unit. With three further bedrooms, 78' well tended garden and off street parking, the property is conveniently located with Falconwood station, Oxleas Woods, Avery Hill park and Leigh Stationers academy all within 0.4 miles. Onward chain complete.



Upvc part glazed door leads to:-

ENCLOSED PORCH

Original Oak front door leads to:-

SPACIOUS ENTRANCE HALL

Cloaks cupboard, fitted carpet.

RECEPTION 1

16' 8" into recess x 11' 8" plus recess (5.08m x 3.56m) Upvc windows to front and side, radiator, feature fire with log effect, fitted carpet.

KITCHEN/DINER/FAMILY ROOM

24' x 19' 6" (7.32m x 5.94m) Extensively fitted with range of wall and base units and large centre island housing sink unit, wine cooler, integrated dishwasher and plenty of built in storage, built in double oven with 5 ring induction hob, stainless steel cooker hood, two velux windows, inset ceiling lights, wood flooring and underfloor heating, cloaks cupboard leading to meter cupboard, bifolding doors to garden.

3RD RECEPTION ROOM

8' 9" x 8' 6" (2.67m x 2.59m) French doors to the garden, electric wall heater, fitted carpet.



STUDY

8' x 7' (2.44m x 2.13m) Upvc window to front, electric wall heater, fitted carpet.

UTILITY ROOM

8' 6" x 7' 7" (2.59m x 2.31 m) Upvc window to side, wall mounted boiler, fitted base units, space for washing machine and tumble dryer, worksurfaces, tiled floor.







SPACIOUS CLOAKROOM

Upvc window to side, wash basin and stand, w.c., electric wall heater, tiled floor.

FIRST FLOOR

LANDING

Loft access, fitted carpet.

BEDROOM 1

16' 7" x 11' 8" into recess (5.05m x 3.56m)

Upvc windows to front and side, radiator, fitted carpet, door to:-

ENSUITE SHOWER ROOM

7' 6" x 6' 1" (2.29m x 1.85m) Upvc window to front, double shower unit, wash basin with fitted storage, w.c, part tiled walls, heated towel rail, laminate flooring.

BEDROOM 2

12' 8" into recess x 11' 3" (3.86m x 3.43m)

Upvc window to rear, radiator, fitted carpet.

BEDROOM 3

11' 7" x 8' 2" (3.53m x 2.49m) Upvc window to rear, radiator, fitted carpet.

BEDROOM 4

10' 9" narrowing to 8'10 x 8' (3.28m x 2.44m)

Upvc window to rear, radiator, fitted carpet.

BATHROOM

8' 1" x 8' 5" narrowing to 5'1 (2.46m x 2.57m)

Upvc window to front, white suite comprising freestanding bath with stand alone mixer tap and handshower, double shower unit, wash basin with fitted storage, wc with concealed cistern, part tiled walls, tiled floor with underfloor heating.

OUTSIDE

The well tended and stocked rear garden measures approximately 78' x 33' (23.77m x 10.05m), paved patio area, lawned area, raised brick flower beds, established shrubs, outside lights, tap and power sockets, shed, gated side access.

Block paved frontage providing parking

Lawned front garden.

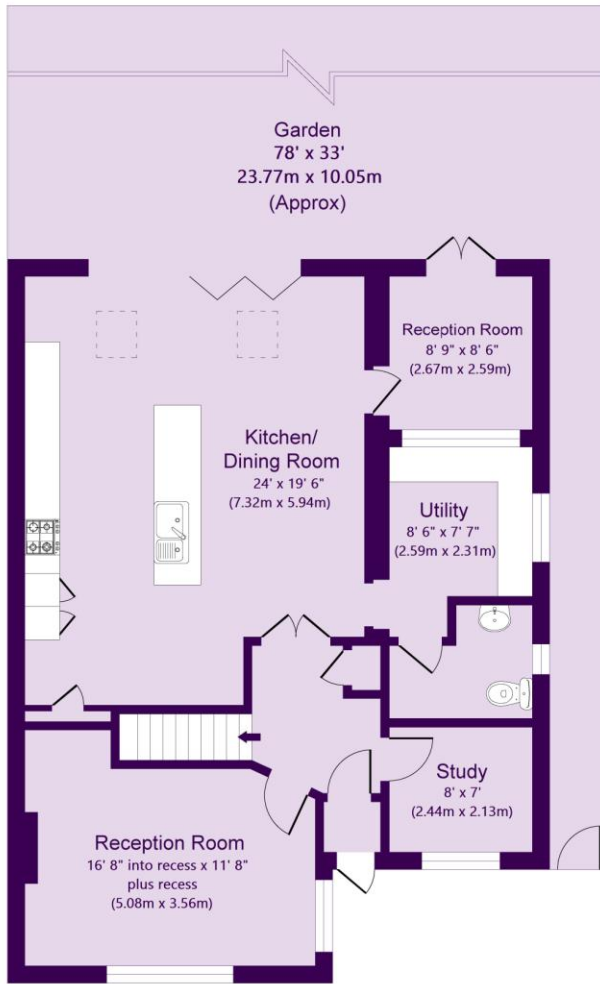
MATERIAL INFORMATION

Tenure: Freehold

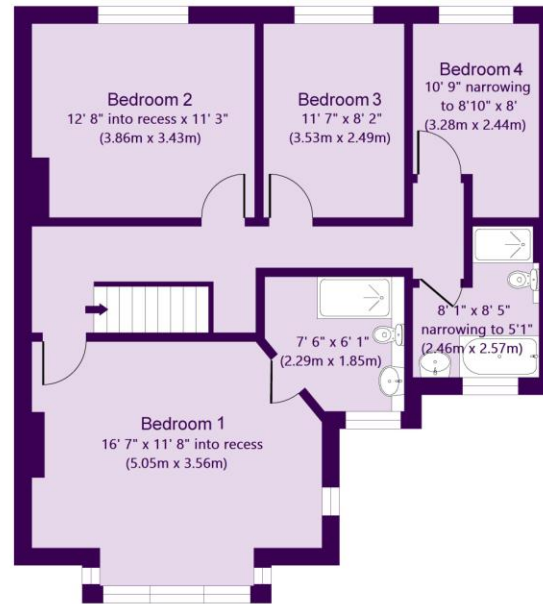
Council tax band: F - £3,044.44

Riefield Road

Total area: Approx. 1806.7 sq. feet (167.8 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.