

Bernard Skinner



189 Well Hall Road, Eltham, SE9 6TU

Guide Price £440,000 - £450,000

- Impressive 3 bedroom terrace
- Very convenient location
- 20' Kitchen/diner
- No onward chain

Set well back from the road, this is a rare opportunity to purchase one of these deceptively spacious three bedroom terraced houses within close proximity of all amenities. Eltham station and the landscaped grounds of The Pleasaunce are within about three quarters of a mile or so. A wide variety of shops are close to hand on Well Hall road which is well served by bus routes and sought-after St. Thomas More Catholic primary school under half a mile away.



Property Description

Well presented, the property offers a well equipped 20' kitchen/diner and separate living room, there are three bedrooms with the third measuring 9' 6" x 8' 11" and a stylish bathroom with roll top bath and separate shower unit. With a pretty and well tended, sunny Westerly facing rear garden with a very useful summerhouse, this is a super family home in a very convenient location offered with no onward chain.

ENTRANCE HALL

Composite front door, upvc window to side, radiator, understairs cupboard, laminate flooring.

LOUNGE

13' 11" x 11' 10" (4.24m x 3.61m) Upvc window to front, recess housing wood burning stove and wooden mantle over, radiator in cabinet, fitted carpet.

KITCHEN/DINER

20' 2" x 10' 10" narrowing to 9'9" (6.15m x 3.3m) Kitchen area: Upvc window and door to garden, extensively fitted with wall and base units, built in double oven and 5 ring hob, integrated fridge/freezer, space for washing machine and dishwasher, cupboard housing boiler (installed 13/4/2018) 1.5 bowl sink unit, breakfast bar with storage under, radiator, tiled floor.

Dining area: Upvc French doors to garden, two radiators, tiled floor, archway to living room.

FIRST FLOOR

LANDING

Built in cupboard, loft access, fitted carpet.





BEDROOM 1

11' 11" x 10' 6" plus doorway (3.63m x 3.2m) Upvc window to front, radiator, built in wardrobes, fitted carpet.

BEDROOM 2

11' 5" x 9' plus doorway (3.48m x 2.74m) Upvc window to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 3

9' 6" x 8' 11" at widest points (2.9m x 2.72m) Upvc window to front, radiator, built in cupboard over stairwell, fitted carpet.



BATHROOM

8' 5" x 5' 10" (2.57m x 1.78m) Two upvc windows to rear, white suite comprising roll top bath with free standing mixer tap, shower unit, wash basin, w.c, fully tiled walls.

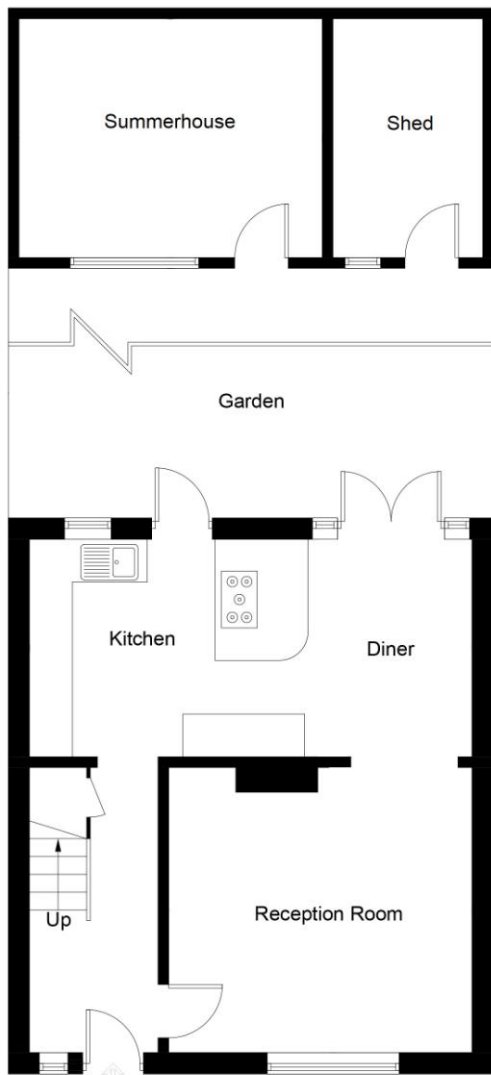
OUTSIDE

The sunny, Westerly facing rear garden with trees to rear providing privacy, measures approximately 37', has an artificial lawn, decked patio with lighting, raised flower beds and brick built barbecue with pitched canopy roof, pond, outside tap and light.



Summerhouse to rear measuring 13'8 x 10'9 with oak flooring, upvc windows and door, cast iron fire surround, power and light, further door to separate storage.

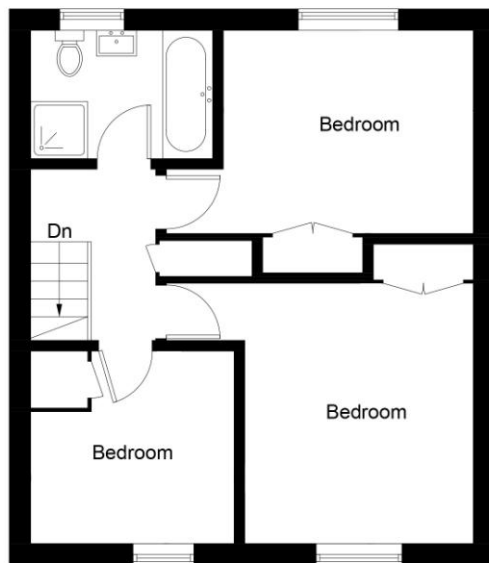
Preliminary detail - awaiting validation



Ground Floor

Well Hall Road, London, SE9

Approximate Gross Internal Area
 89.8 sq m / 966 sq ft
 Outbuildings = 21.8 sq m / 235 sq ft
 Total = 111.6 sq m / 1201 sq ft



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 on behalf of Bernard Skinner (ID735568)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 c	
55-68	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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