

Bernard Skinner



5 Messent Road, Eltham, SE9 6AG

Guide Price £400,000 - £425,000

- Double-fronted house
- No onward chain
- Approx half a mile Kidbrooke station
- Few hundred yards Sutcliffe Park

In the current family for nearly 6 decades, this sizeable, double-fronted house in a quiet side road, has the benefit of three bedrooms. All three of the following rooms have an aspect of both the front and rear of the property, master bedroom 16' 11" x 10' 2", living room and kitchen, this is an opportunity to update to own taste. The property is located conveniently under half a mile from Kidbrooke station, around half a mile to local shops and with Sutcliffe park, sports centre and athletic track with in a few hundred yards along with bus routes and Ealdham primary school. With no onward chain, off street parking, conservatory and ground floor bathroom, why not take a look!



Property Description

ENTRANCE HALL

Front door, understairs area, radiator.

LOUNGE

16' 9" x 10' 4" into recess (5.11m x 3.15m) Double aspect room with upvc leded light windows to front and rear, radiator, fitted carpet.

KITCHEN

16' 8" x 8' 7" (5.08m x 2.62m) Double aspect room with double glazed leded light windows to front and rear, fitted wall and base units, built in double oven and hob, stainless steel sink unit, two radiators, space for washing machine, wall mounted boiler, door to conservatory.

BATHROOM

7' 8" x 5' 2" (2.34m x 1.57m) Two windows to rear, white suite comprising panelled bath, wash basin, wc., radiator, tiled floor.

CONSERVATORY

23' 3" x 8' 5" (7.09m x 2.57m) French doors to garden.

FIRST FLOOR

LANDING

Upvc window to rear

BEDROOM 1

16' 11" x 10' 2" (5.16m x 3.1m) Double aspect room with upvc leded light windows to front and rear, two radiators,





BEDROOM 2

11' 9" widening to 14'5 x 8' 9" plus doorway (3.58m x 2.67m) Two upvc led light windows to front, radiator, loft access, built in cupboard over stairwell.

BEDROOM 3

7' 10" x 6' 6" to built in wardrobes (2.39m x 1.98m) Upvc led light window to rear, built in wardrobe and cupboard housing lagged cylinder and immersion heater, radiator.



OUTSIDE

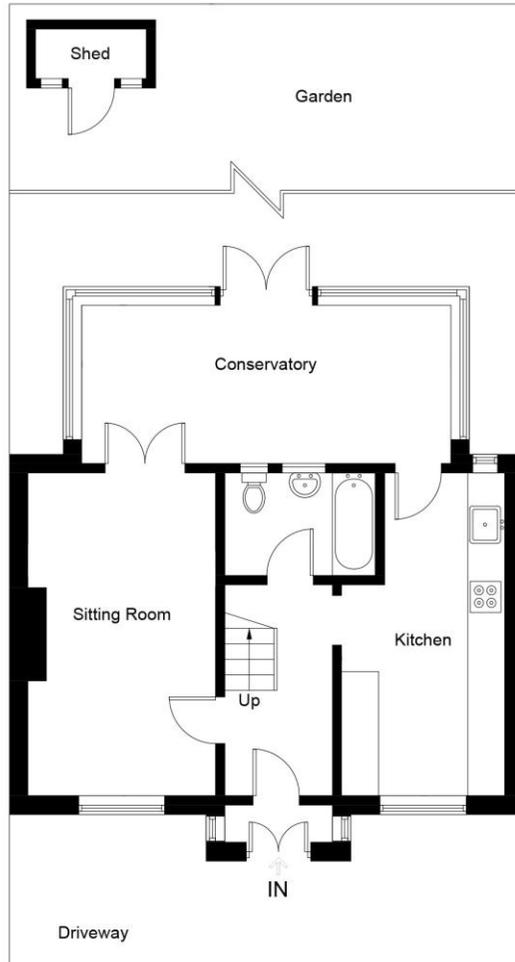
The rear garden measures approximately 42', lawned area, outside tap.

Paved to front for parking for at least two cars.

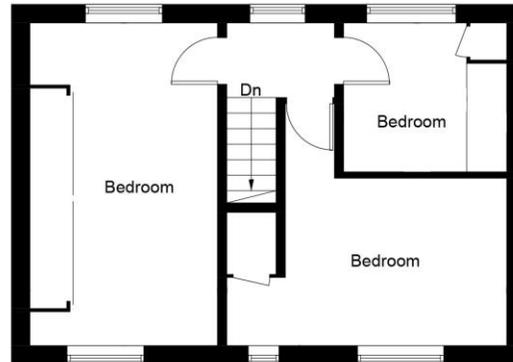


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Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft
(Excluding Shed)



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 on behalf of Bernard Skinner (ID739755)



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