

# Bernard Skinner

CROWN WOODS WAY, ELTHAM HEIGHTS SE9  
GUIDE PRICE £825,000





Substantial five bedroom semi-detached house at sought-after Eltham Heights with amenities such as Falconwood station, Stationers Crown Woods academy, local shops and extensive park and woodland all within around half a mile. With a double storey extension to the side and a loft conversion, this spacious family home provides extensive accommodation over three floors and benefits from an 80' garden and several outbuildings. With ample parking and no onward chain, we hold keys.

#### **PORCH**

Entrance door, double glazed leaded light windows to front and side, laminate flooring

#### **ENTRANCE HALL**

Front door, double glazed windows to side, radiator, laminate flooring

#### **LOUNGE**

16' 4" into recess x 11' 3" (4.98m x 3.43m) Double glazed windows to front and side, fitted gas fire with wooden fire surround and marble inset and hearth, radiator, fitted carpet

#### **DINING ROOM**

13' 11" x 12' 5" into recess (4.24m x 3.78m) Double doors leading to conservatory, electric fire with wooden fire surround and marble inset and hearth, radiator, fitted carpet.



### **CONSERVATORY**

11' 9" x 11' 6" (3.58m x 3.51m) Double glazed windows, radiator, varnished floorboards, French doors leading to garden

### **KITCHEN**

17' 11" x 11' 0" (5.46m x 3.35m) Double glazed windows and door to rear, extensively fitted wall and base units with worksurfaces, built in oven and hob with stainless steel chimney hood over, 1.5 bowl sink unit, integrated dishwasher and wine cooler, space for fridge freezer, breakfast bar, built in cupboard, radiator, laminate flooring.

### **STUDY**

7' 9" x 5' 5" (2.36m x 1.65m) Double glazed leaded light window to front, fitted desk and storage units, fitted carpet.

### **CLOAKROOM**

Double glazed leaded light window to front, wash basin, w.c, tiled walls, laminate flooring

### **FIRST FLOOR LANDING**

Fitted carpet

### **BEDROOM 1**

16' 5" into recess x 11' 6" (5m x 3.51m) Double glazed leaded light windows to front and side, fitted wardrobes, radiator, laminate flooring, door to:-



### **ENSUITE BATHROOM**

Double glazed leaded light window to front, comprising panelled bath with mixer tap and shower attachment, wash basin, w.c, storage cupboard, part tiled walls, radiator, laminate flooring.

### **BEDROOM 2**

12' 5" x 11' 0" (3.78m x 3.35m) Double glazed window to rear, radiator, fitted carpet







### **BEDROOM 3**

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to rear, fitted wardrobes, radiator, laminate flooring

### **BEDROOM 4**

10' 5" x 9' 3" (3.18m x 2.82m) Double glazed window to rear, fitted wardrobe, radiator, laminate flooring

### **BATHROOM**

8' 11" into recess x 7' 11" (2.72m x 2.41m) Double glazed leaded light window to front, white suite comprising panelled bath with mixer tap and shower attachment, wash basin with storage under, shower unit, w.c, storage cupboards, radiator, laminate flooring.

### **SECOND FLOOR LANDING**

Velux window, eaves storage, fitted carpet

### **BEDROOM 5**

14' 4" into recess x 12' 3" into recess (4.37m x 3.73m) Double glazed window to rear, radiator, laminate flooring - ( restricted height access in places )

### **STUDY/WALK IN WARDROBE**

12' 1" x 4' 1" (3.68m x 1.24m) Velux window to front, fitted carpet

### **OUTSIDE**

The rear garden measures approximately 81' x 37', patio area with outside light and tap, decking area, mainly laid to lawn with shrub borders, shed, gated side access

Brick built shed approximately 11' 3" x 7' 5" power and lighting

Driveway for approximately 4/5 cars, outside tap.

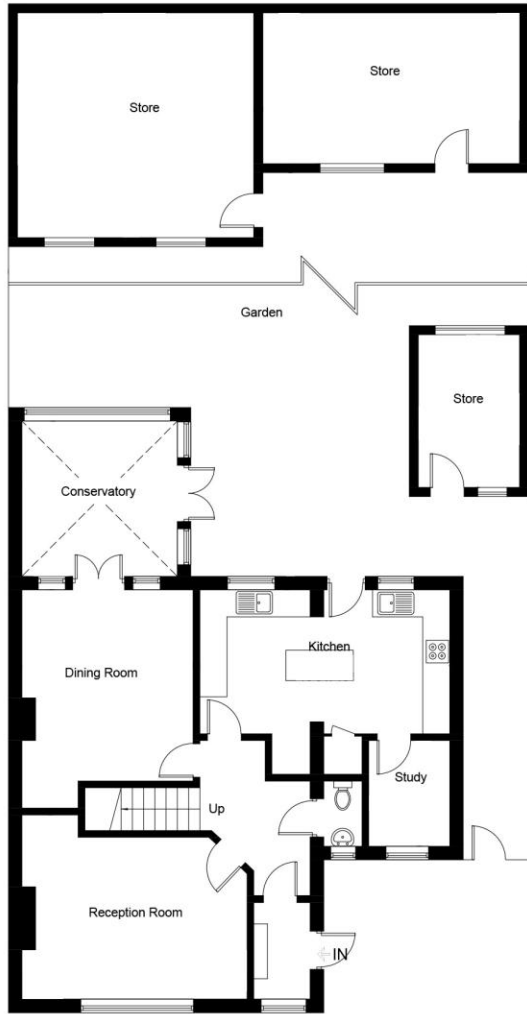
### **OUTBUILDINGS**

Two outbuildings

1) 17' 2" x 16' 5" - Double glazed window to front, power and lighting

2) 17' x 10' 11" - Window to front, power and lighting





Ground Floor

## Crown Woods Way, SE9

Approximate Gross Internal Area  
 187.7 sq m / 2020 sq ft  
 Stores = 53.7 sq m / 578 sq ft  
 Total = 241.4 sq m / 2598 sq ft

= Reduced headroom below 1.5m / 5'0"



First Floor



Second 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 (ID748810)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	62   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.