

# Bernard Skinner



- Stunning extended Bilton semi
- Kitchen/diner/family room 22' 4" x 16' 9"
- Stylish bathroom
- Few hundred yards Deansfield ps
- New roof

98 Glenesk Road, Eltham Park, SE9 1QT

Guide Price £595,000

CHAIN FREE! Stunning three bedroom Bilton semi-detached house in top spot at Eltham Park with extensive park and ancient woodland within a few hundred yards. Much improved and extended in recent years by the current vendors, the property benefits from an extensively fitted kitchen/dining room/family room with integrated appliances measuring approximately 22' 4" x 16' 9" with bi-folding doors and intergrated blinds to the garden. With fitted or built in wardrobes to all bedrooms and some attractive features, there is a stylish bathroom with bath and shower unit, ground floor cloakroom and an easy maintenance, pretty and quite secluded rear garden.



## Property Description

Tastefully decorated and offered with off street parking, the property is within a few hundred yards of highly regarded Deansfield primary school, half a mile or so to St. Mary's Catholic primary schools and with local shops at Westmount Road similar distance and Eltham station just under three quarters of a mile away. All in all a super home, ready and waiting to move into and enjoy.

### ENTRANCE PORCH

Upvc windows and door, tiled floor.

### ENTRANCE HALL

Upvc window to side, understairs cupboard, stylish radiator, wood flooring.

### LOUNGE

15' into bay x 11' 3" into recess. (4.57m x 3.43m) Upvc bay window to front, stylish radiator, fitted carpet.

### KITCHEN/DINER/FAMILY ROOM

22' 4" x 16' 9" at widest points (6.81m x 5.11m) Bi-folding doors to garden, extensively fitted with grey gloss units, built in microwave, integrated dishwasher and washing machine, two freezers, larder cupboard, 1.5 bowl sink unit, stainless steel cooker hood, two stylish radiators, cupboard housing boiler, ceiling speakers, wood flooring.

### CLOAKROOM

Upvc window to side, w.c, wash basin, radiator, wood flooring.





## FIRST FLOOR

### LANDING

Upvc window to side, loft access with retractable ladder, radiator, fitted carpet.

### BEDROOM 1

12' 6" into bay x 8' 10" to wardrobes (3.81m x 2.69m)  
Upvc bay window to front, built in wardrobes, radiator, fitted carpet.

### BEDROOM 2

12' 5" x 11' 7" including wardrobe space (3.78m x 3.53m)  
Upvc window to rear, fitted wardrobes to one wall, radiator, fitted carpet.

### BEDROOM 3

7' 9" x 7' 2" (2.36m x 2.18m)  
Upvc window to front, fitted wardrobe and drawer unit, radiator, fitted carpet.

### BATHROOM

9' 2" x 5' 10" plus recess (2.79m x 1.78m)  
Two upvc windows to side, white suite comprising, bath with mixer tap, shower unit, wash basin with storage, heated towel rail, underfloor heating.



### OUTSIDE

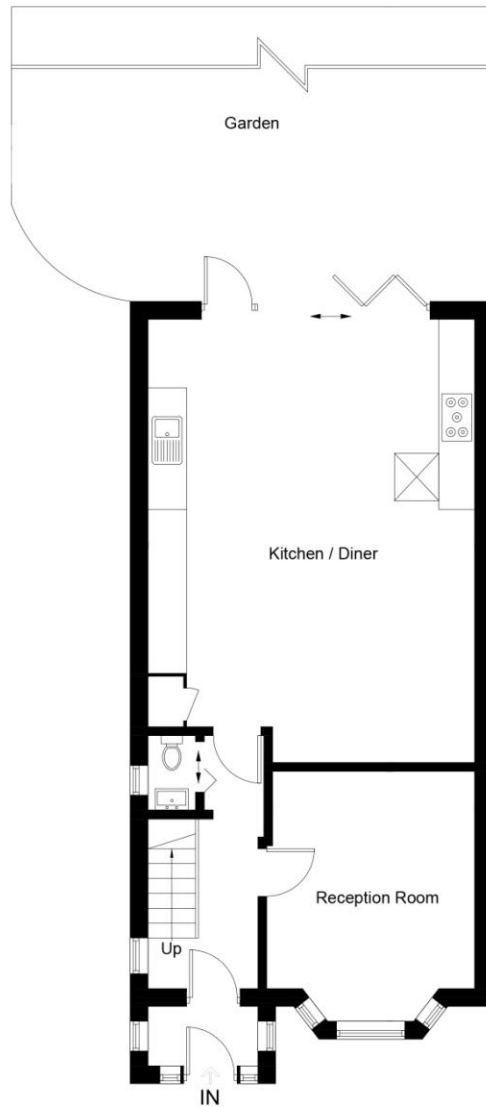
The well tended and quite secluded rear garden measures approximately 48', artificial grass. decked and paved patios, established shrubs, outside lights, power and tap, gated side access.

Block paved frontage providing parking for two cars.

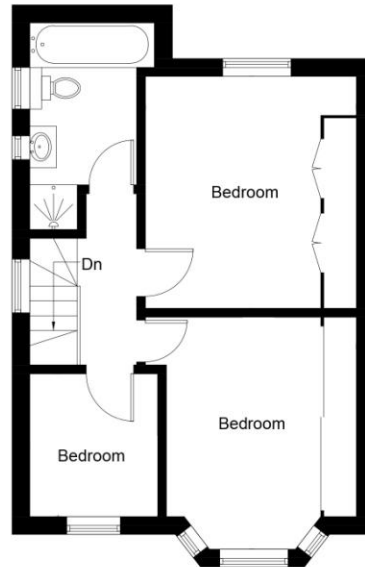
Shared sideway

Preliminary detail - awaiting validation.





**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 (ID752290)

### Glenesk Road, SE9

Approximate Gross Internal Area  
109.6 sq m / 1180 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	70   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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