

Bernard Skinner



- Half a mile St. Mary's Catholic ps
- 3 Good sized bedrooms
- Updated to own taste
- Shops/bus routes immediately to hand

258 Well Hall Road, Eltham, SE9 6ST

Guide Price £375,000

Centrally located for all amenities, this sizeable three bedroom end of terrace house, with plenty of character and many features, forms part of the popular Progress conservation area and offers an opportunity to update to own taste. With versatile ground floor accommodation, currently providing three living rooms and a kitchen, there is plenty of scope to create your own layout. With a well tended garden with side access, why not take a look.



Property Description

ENTRANCE HALL

Front door, storage cupboard, radiator, parquet flooring

RECEPTION 1

14' 5" x 9' 0" into recess (4.39m x 2.74m) Double doors to conservatory, cast iron fire surround with tiled hearth, radiator, laminate flooring

RECEPTION 2

13' 8" into recess x 9' 0" (4.17m x 2.74m) Window to front, original range and mantle, radiator, laminate flooring.

RECEPTION 3

9' 11" x 8' 11" (3.02m x 2.72m) Double glazed leaded light window to side, radiator, parquet flooring.

KITCHEN

8' 1" x 6' 0" (2.46m x 1.83m) Double glazed leaded light window to rear, fitted base units with work surfaces, space for washing machine and dishwasher, stainless steel sink unit, two large storage cupboards, one with fitted base units the other housing boiler, tiled flooring.

CONSERVATORY

8' 8" x 5' 8" (2.64m x 1.73m) Double glazed conservatory, door to garden, tiled flooring.

LANDING

Leaded light window to rear, loft access, fitted carpet.

BEDROOM 1

14' 7" into recess x 9' 11" (4.44m x 3.02m) Window to front, tiled fireplace with open hearth, radiator, fitted carpet





BEDROOM 2

14' 5" x 9' 11" into recess (4.39m x 3.02m) Windows to front and side, cast iron fire surround, radiator, fitted carpet.

BEDROOM 3

8' 11" x 8' 11" into recess and fitted wardrobes (2.72m x 2.72m) Double glazed leaded light window to rear, cast iron fire surround, storage cupboard, fitted wardrobes, radiator, fitted carpet.

BATHROOM

6' x 5' (1.83m x 1.52m) Double glazed leaded light window to rear, white suite comprising panelled bath with mixer tap and shower over, wash basin, radiator, vinyl flooring.

SEPARATE WC

Double glazed leaded light window to side, high level w.c, vinyl flooring

OUTSIDE

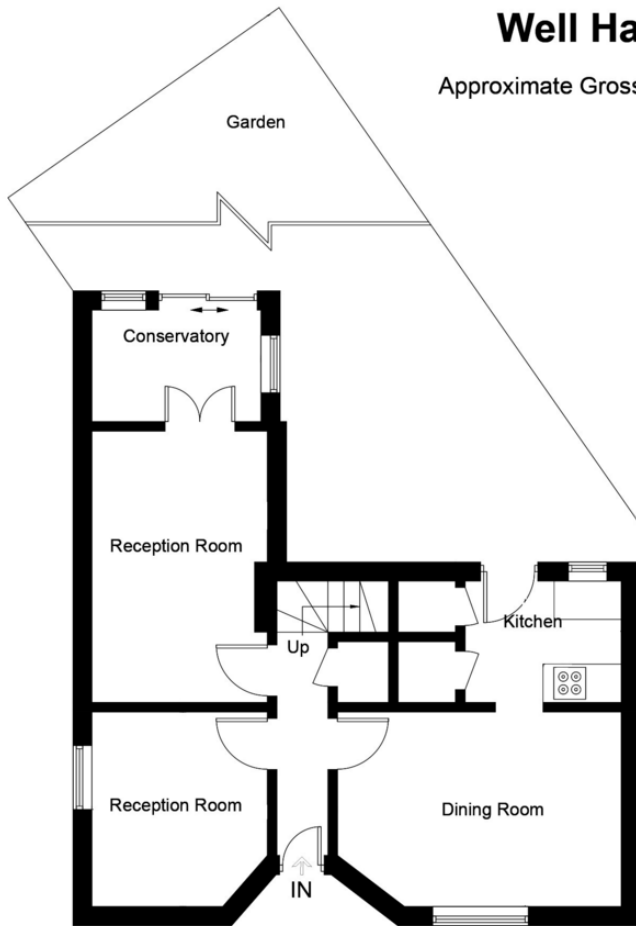
Irregular shape, well tended garden measuring approximately 45' x 45' at widest points, patio area with outside light and tap, mainly laid to lawn with flower border, shed, child's summer house, gated side access.

Preliminary details, awaiting validation

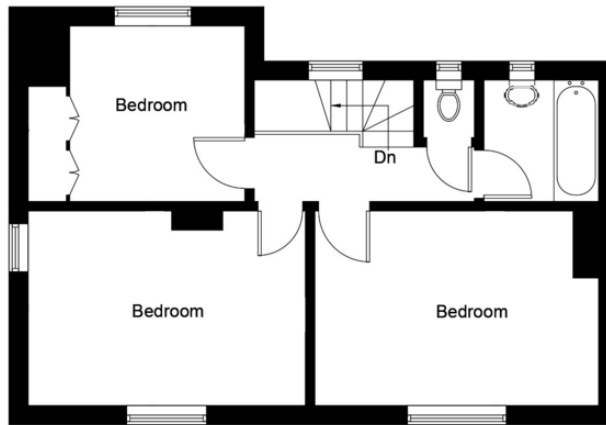


Well Hall Road, London, SE9

Approximate Gross Internal Area = 101.2 sq m / 1089 sq ft

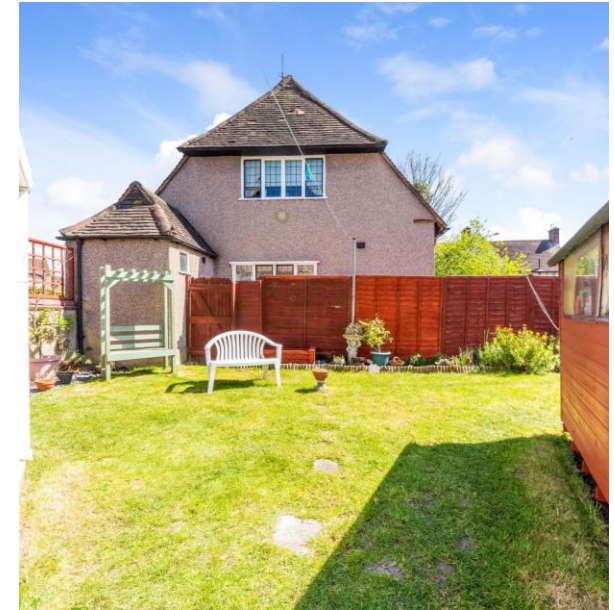


Ground Floor



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 (ID754687)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bemardskinner.co.uk
020 8859 3033
mail@bemardskinner.co.uk

