

# Bernard Skinner



32 Langbrook Road, Kidbrooke, SE3 8RD

Guide Price £450,000 - £475,000

- 3 Bedroom semi
- Handy for St.Thomas More CPS
- Open plan living space
- Recently fitted kitchen

Much improved by the current owner to include a recently fitted kitchen, this well presented three bedroom semi-detached house is situated about a mile from Kidbrooke station, three quarters of a mile from shops at Kidbrooke Parade and highly regarded St.Thomas More RC primary school is under half a mile. With light and spacious open-plan living accommodation and a well tended rear garden with summerhouse, there is a ground floor cloakroom and stylish first floor bathroom. With off street parking and wider gated sideway, why not take a look!





## Property Description

### ENTRANCE PORCH

Upvc window to front, tiled floor, door to:-

### ENTRANCE HALL

Upvc window to side, radiator, tiled floor.

### OPEN-PLAN LIVING ROOM/DINING AREA AND KITCHEN

26' 5" x 17' narrowing to 10'11 (8.05m x 5.18m)

### LOUNGE

Upvc window to front, radiator, speakers to ceiling, laminate flooring, open-plan to:-

### DINING AREA

Patio doors to garden, radiator, speakers to ceiling, wood burner, marble tiled floor, open-plan to:-

### KITCHEN

Upvc windows to side and rear, fitted wall and base units, built in oven, hob and cooker hood, space for washing machine and slimline dishwasher, cupboard housing boiler, Quartz worksurface, stainless steel sink unit, marble tiled floor, through to:-

### LOBBY AREA

Door to:-

### CLOAKROOM

Wc, wash basin.





## FIRST FLOOR

### LANDING

Upvc window to side, fitted carpet, access to boarded loft space via retractable ladder, with laminate flooring and velux window.

### BEDROOM 1

12' 9" into recess x 10' 3" (3.89m x 3.12m) Upvc window to rear, radiator, fitted carpet.

### BEDROOM 2

13' 1" x 8' 5" into recess (3.99m x 2.57m) Upvc window to front, built in wardrobes, radiator, fitted carpet.

### BEDROOM 3

9' 10" x 6' 10" (3m x 2.08m) Upvc window to front, built in cupboard, radiator, fitted carpet.

### BATHROOM

Two upvc windows to side, white suite comprising panelled bath with large shower head and handshower, pedestal wash basin, wc., heated towel rail, marble floor and wall tiling.

### OUTSIDE

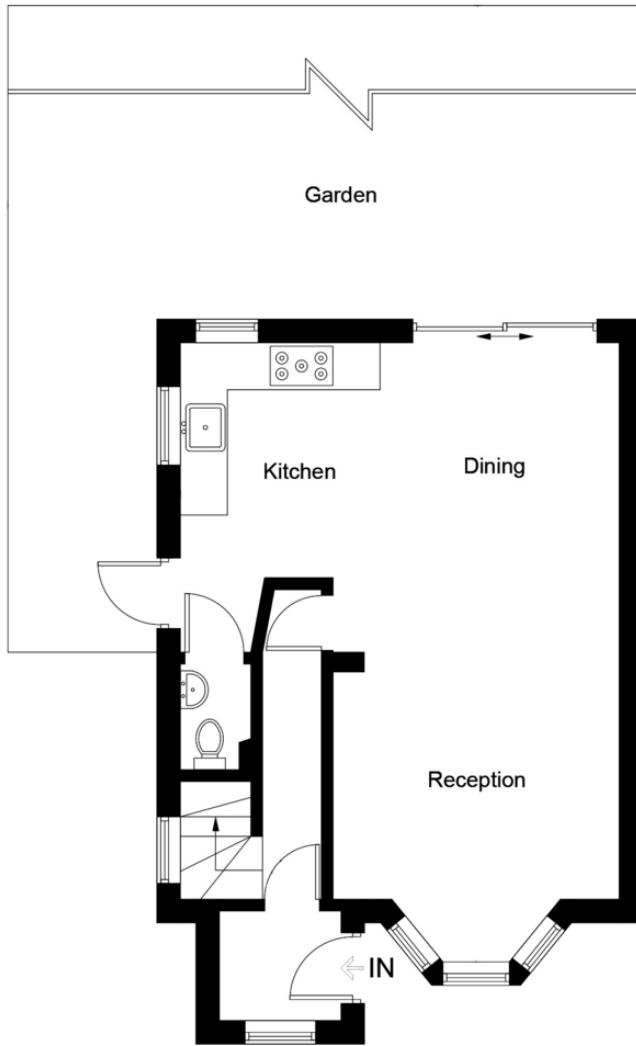
The rear garden measures approximately 45' x 26', lawned area, summerhouse 14' 4" x 7' 10" with power, hardstanding, paved patio, outside tap, gated side access.

Block paved frontage for parking

Preliminary detail - awaiting validation.



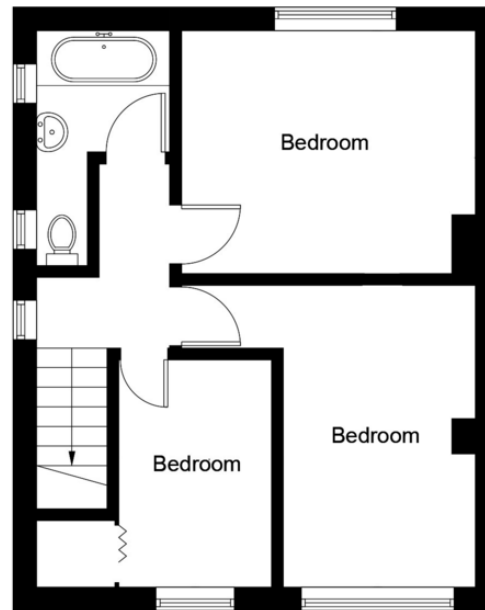




**Ground Floor**

## Langbrook Road, SE3

Approximate Gross Internal Area  
83.7 sq m / 901 sq ft



**First Floor**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	63   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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