

# Bernard Skinner



56 Crookston Road, Eltham, SE9 1YB

Guide Price £650,000 - £675,000

- 4 Bedroom Bilton semi
- Master bedroom with ensuite
- Few hundred yards Deansfield ps
- Extended kitchen

A stunning 4 bedroom 1930's Bilton semi-detached house in popular road with highly regarded Deansfield primary school immediately to hand. Much improved by the current owners to include a loft conversion providing a sizeable master bedroom with Juliet balcony and panoramic views and en-suite shower room, there is an extended kitchen with dining area, ground floor cloakroom and stylish family bathroom with both shower and bath. Just under a mile from Eltham station, there is a well tended 89' South facing garden and off street parking. With extensive park, woodland and meadows all within a few hundred yards, this, we feel is a super family home, ready and waiting to move into and enjoy.



## Property Description

### PORCH

Enclosed porch, double glazed leaded light door and windows, tiled flooring

### ENTRANCE HALL

Front door, double glazed window to side, radiator, understairs cupboard, storage cupboard housing boiler, engineered oak flooring

### LOUNGE

15' 5" into bay x 11' 7" into recess (4.7m x 3.53m)  
Double glazed leaded light bay window to front, radiator, sandstone fire surround and hearth with pebble effect fire, double doors to dining room, engineered oak flooring.

### DINING AREA

14' 6" x 10' 7" (4.42m x 3.23m) Double glazed windows and French doors to garden, radiator, engineered oak flooring, open plan to:-

### KITCHEN

14' 7" x 7' 4" (4.44m x 2.24m) Double glazed windows to side and rear, fitted oak wall and base units with quartz work surfaces, integrated washing machine and dishwasher, space for fridge freezer, built in double oven and hob with stainless steel hood over, quartz and tiled splashbacks, tiled flooring

### CLOAKROOM

Double glazed window to side, wash basin, w.c, tiled flooring

### FIRST FLOOR

### LANDING

Stairs to second floor, fitted carpet





#### BEDROOM 2

15' 4" x 10' 9" (4.67m x 3.28m) Double glazed leaded light bay window to front, radiator, varnished floorboards



#### BEDROOM 3

14' 6" x 11' 6" into recess (4.42m x 3.51m) Double glazed window to rear, radiator, fitted carpet



#### BEDROOM 4

8' 7" x 6' 9" (2.62m x 2.06m) Double glazed leaded light windows to side and rear, radiator, fitted carpet



#### BATHROOM

10' 0" x 5' 11" (3.05m x 1.8m) Double glazed window to rear, white suite comprising free standing bath with mixer tap and shower attachment, wash basin with storage under, w.c, shower unit, heated towel rail, part tiled walls, tiled flooring

#### SECOND FLOOR



#### MASTER BEDROOM

19' 11" x 12' 0" into recess (6.07m x 3.66m) Double aspect room with double glazed French doors to rear with Juliet balcony, two velux windows to front, fitted wardrobes, eaves storage cupboards, fitted carpet.



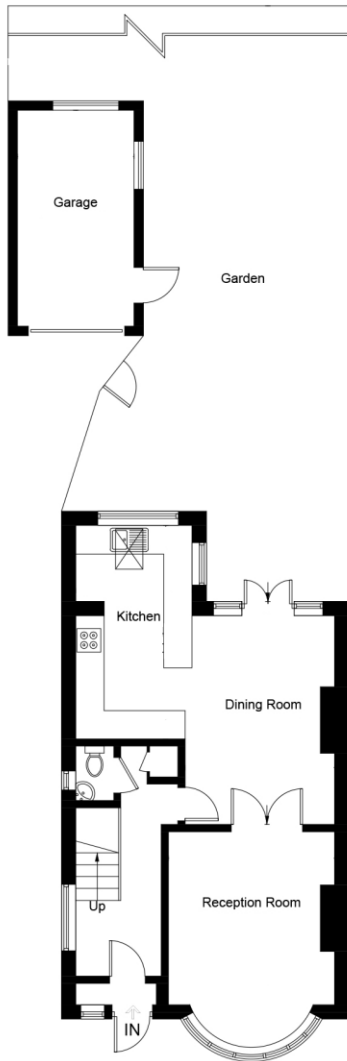
#### EN-SUITE SHOWER ROOM

10' 0" x 4' 6" (3.05m x 1.37m) Double glazed window to rear, twin wash basins, w.c, shower unit, radiator, tiled walls and flooring.

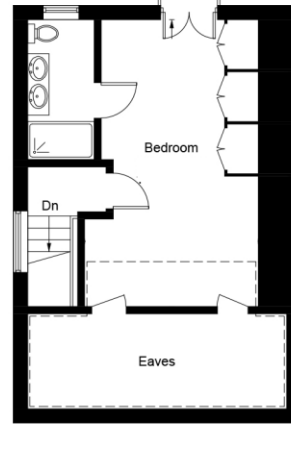
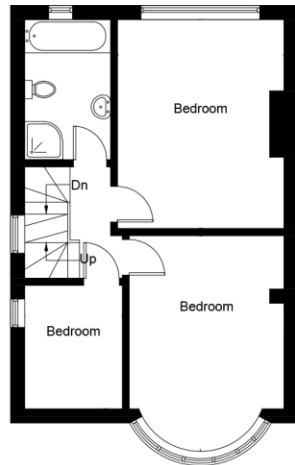
#### OUTSIDE

A sunny, well tended and terraced South facing rear garden measuring approximately 89', decked patio area with outside light and tap, shingle area, laid to lawn with flower borders, shed, gated side access.

# Crookston Road, London, SE9



= Reduced headroom below 1.5m / 5'0"



**Ground Floor**

**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 (ID769361)

Detached garage ( currently being used as a sound studio ) measuring approximately 14'7 x 8'1, double glazed windows to side and rear, sound proofed, power and lighting

Block paved frontage providing parking

Shared sideway

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   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

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