

# Bernard Skinner



- 3 Bedroom end of terrace
- Open space to the rear
- 58' Well tended garden
- No onward chain

121 Langbrook Road, Kidbrooke SE3 8RA

Guide Price £450,000

Situated within half a mile or so of highly regarded St. Thomas More RC primary school and with Kidbrooke station about a mile away, this three bedroom end of terrace house backs on to open space and has the benefit of plenty of off street parking. Offered with ground floor bathroom/wc and first floor wc, there are built in wardrobes/cupboards to all bedrooms and no onward chain. With a sizeable conservatory, the full width of the property, why not take a look - we hold keys.



## Property Description

### ENTRANCE HALL

Front door, double glazed window to side, radiator, understairs cupboard, tiled flooring

### LOUNGE

14' 8" x 12' 7" into recess (4.47m x 3.84m) Double glazed window to front, coal effect electric fire, radiator, fitted carpet.

### KITCHEN

13' 5" x 5' 7" (4.09m x 1.7m) Double glazed window to rear, fitted wall and base units with granite tiled work surfaces and splashbacks, space for fridge, dishwasher and free standing cooker, stainless steel chimney hood, radiator, tiled flooring

### CONSERVATORY

17' 2" x 9' 7" (5.23m x 2.92m) Double glazed, four radiators, storage cupboard with granite tiled work surface.

### BATHROOM

5' 7" x 4' 8" (1.7m x 1.42m) Double glazed window to rear, white suite comprising panelled bath with mixer tap and shower over, wash basin, w.c, heated chrome towel rail, tiled walls and flooring

### LANDING

Double glazed window to side, radiator, loft access, fitted carpet

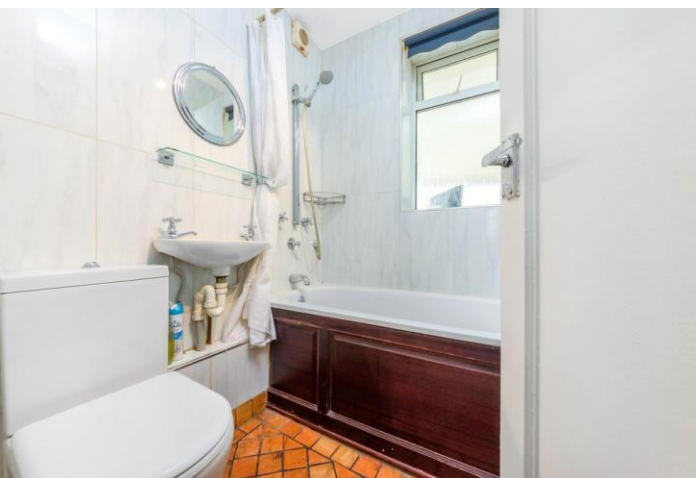
### BEDROOM 1

10' 8" to fitted wardrobes x 9' 2" (3.25m x 2.79m) Double glazed window to rear, fitted wardrobes, radiator, fitted carpet.

### BEDROOM 2

10' 9" x 7' 2" to fitted wardrobes (3.28m x 2.18m) Double glazed window to front, fitted wardrobes, radiator, fitted carpet





### BEDROOM 3

9' 4" longest point x 8' 1" widest point (2.84m x 2.46m)  
Double glazed windows to side and rear, built in storage cupboard, radiator, fitted carpet

### SEPARATE WC

Double glazed window to rear, wash basin, w.c, tiled walls and flooring

### OUTSIDE

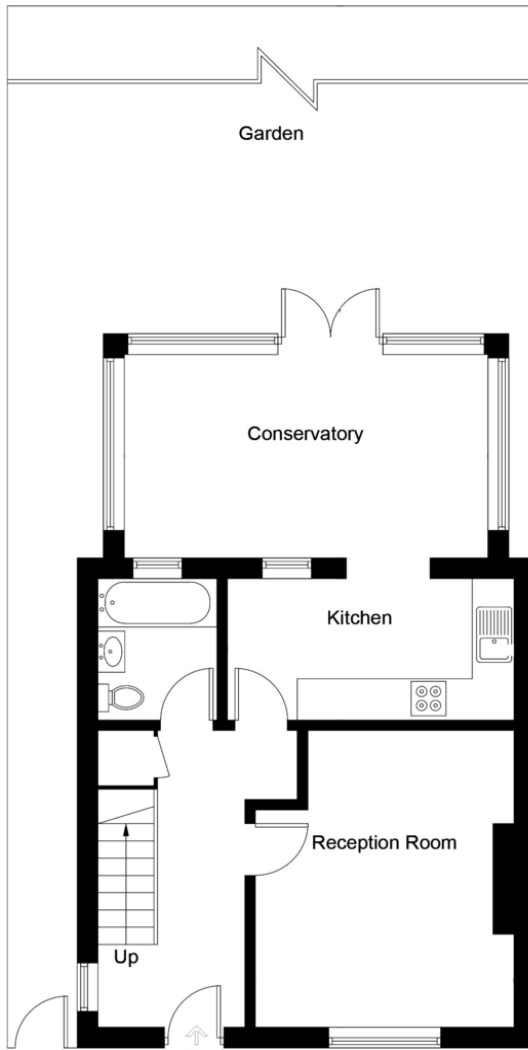
Well tended rear garden measuring approximately 58', patio area, outside light and tap, mainly laid to lawn with flower borders, shed, greenhouse, gated side access.

Parking to front for 3 cars.

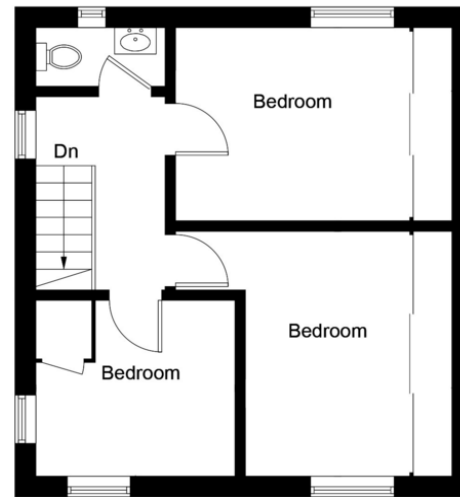


## Langbrook Road, London, SE3

Approximate Gross Internal Area  
94.6 sq m / 1018 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 (ID775078)

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

22 Well Hall Road  
Eltham  
London  
SE9 6SF

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

