

# Bernard Skinner



- Sizeable three bedroom end terrace
- Under 3/4 mile Eltham station
- Own driveway
- Potential to extend side and rear

1 Haimo Road, Eltham, SE9 6DZ

Asking Price Of £425,000

Situated under three quarters of a mile from Eltham station and with Sutcliffe Park and sports centre even closer, this spacious three bedroom end of terrace offers plenty of scope to extend and update stpp. With the benefit of own driveway and good sized, sunny South Westerly facing garden, the third bedroom measures approximately 10'4 x 9'2. Offered with no onward chain and with Haimo primary school immediately opposite, why not take a look - we hold keys.





## Property Description

### PORCH

Fully enclosed, front door to:-

### ENTRANCE HALL

Storage heater, fitted carpet

### LOUNGE

14' 0" x 13' 2" (4.27m x 4.01m) Double glazed Georgian style window to front, built in storage cupboard, fitted carpet

### KITCHEN/DINER

16' 6" x 9' 2" (5.03m x 2.79m) Two double glazed windows to rear, fitted wall and base units with work surfaces, space for washing machine and fridge freezer, storage heater, built in storage cupboard.

### CONSERVATORY

7' 8" x 7' 3" (2.34m x 2.21m) Electric heater, vinyl flooring

### LOBBY

Door to garden

### LANDING

Double glazed window to side, loft access, fitted carpet

### BEDROOM 1

13' 4" x 9' 2" to wardrobes (4.06m x 2.79m) Double glazed Georgian style window to front, fitted wardrobes, fitted carpet







#### BEDROOM 2

11' 9" x 9' 9" (3.58m x 2.97m) Double glazed window to rear, airing cupboard housing lagged cylinder and immersion heater, original cast iron fire surround.

#### BEDROOM 3

10' 4" longest point x 9' 2" widest point (3.15m x 2.79m) Double glazed Georgian style windows to front and side, storage heater, built in cupboard, fitted carpet

#### BATHROOM

6' 0" x 4' 6" (1.83m x 1.37m) Double glazed window to rear, panelled bath with shower over, wash basin, part tiled walls, fitted carpet



#### SEPARATE WC

Double glazed window to side, w,c, vinyl flooring

#### OUTSIDE

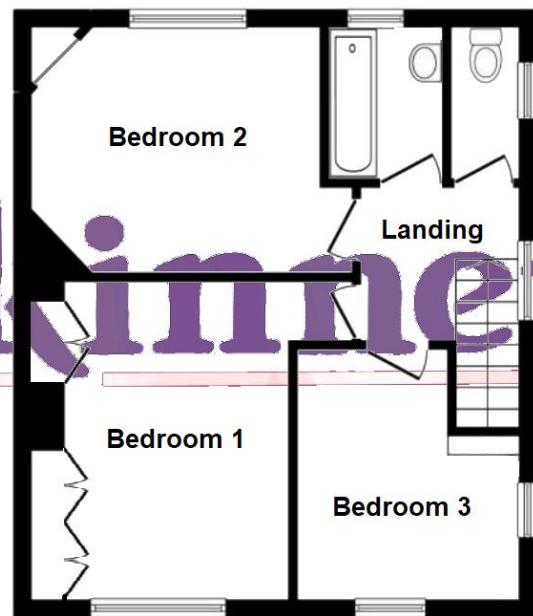
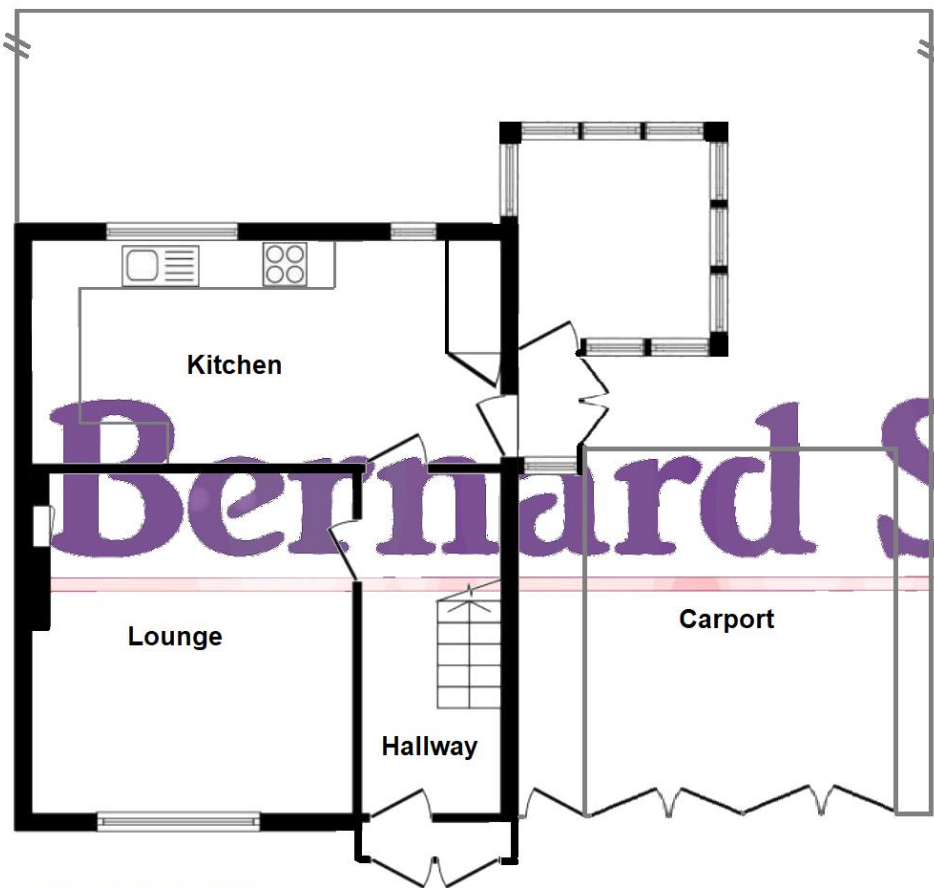
A sunny South Westerly facing rear garden measuring approximately 60' x 41', two sheds, greenhouse, patio area with outside light and tap, mainly laid to lawn with flower borders and mature shrubs, pond, gated side access.

Own block paved driveway with double gates leading to a carport.

Preliminary details, awaiting validation



Total floor area 1,017 sq.ft. (94.5 sq.m.) approx



GROUND FLOOR

FIRST FLOOR

ILLUSTRATION PURPOSES ONLY

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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