

Bernard Skinner



- Double fronted house
- Three bedrooms
- No chain
- Half a mile Kidbrooke station

16 Ealdham Square, Eltham, SE9 6BP

Guide Price £425,000

Situated within half a mile of Kidbrooke station with Ealdham primary school immediately to hand, this double-fronted, three bedroom terraced house has a sunny South facing garden and off street parking. With a double aspect lounge, kitchen/diner and master bedroom, there is a ground floor bathroom and third bedroom measures approximately 8' 5" x 7' 9". With no onward chain, take a look, we hold keys.



Property Description

ENTRANCE HALL

Front door, radiator, fitted carpet

LOUNGE

16' 9" x 9' 9" into recess (5.11m x 2.97m) Double glazed windows to front and rear, fitted gas fire, radiator, fitted carpet

KITCHEN/DINER

17' 0" x 8' 4" (5.18m x 2.54m) Double glazed windows to front and rear, fitted wall and base units with work surfaces, freestanding cooker, space for fridge freezer and washing machine, 1.5 bowl sink unit, fold down table, radiator, wall mounted boiler, laminate flooring

BATHROOM

7' 8" x 5' 4" (2.34m x 1.63m) Two double glazed windows to rear, white suite comprising panelled bath with mixer tap and shower attachment and glass shower screen, wash basin, w.c, radiator, part tiled walls, vinyl flooring.

CONSERVATORY

9' 0" x 5' 6" (2.74m x 1.68m) Windows to side and rear, built in storage cupboard, radiator, vinyl flooring

LANDING

Fitted carpet

BEDROOM 1

17' 0" x 10' 1" (5.18m x 3.07m) Double glazed windows to front and rear, fitted wardrobes, built in storage cupboard, radiator, fitted carpet.





BEDROOM 2

14' 4" narrowing to 11' 5" x 8' 8" (4.37m x 2.64m) Two double glazed windows to front, built in storage cupboard, loft access, radiator, fitted carpet

BEDROOM 3

8' 5" x 7' 9" (2.57m x 2.36m) Double glazed window to rear, airing cupboard housing lagged copper cylinder, radiator, fitted carpet.

OUTSIDE

A sunny South facing garden measuring approximately 46' x 25' narrowing to 13', patio area with outside light and tap, mainly laid to lawn with established shrub borders, shed

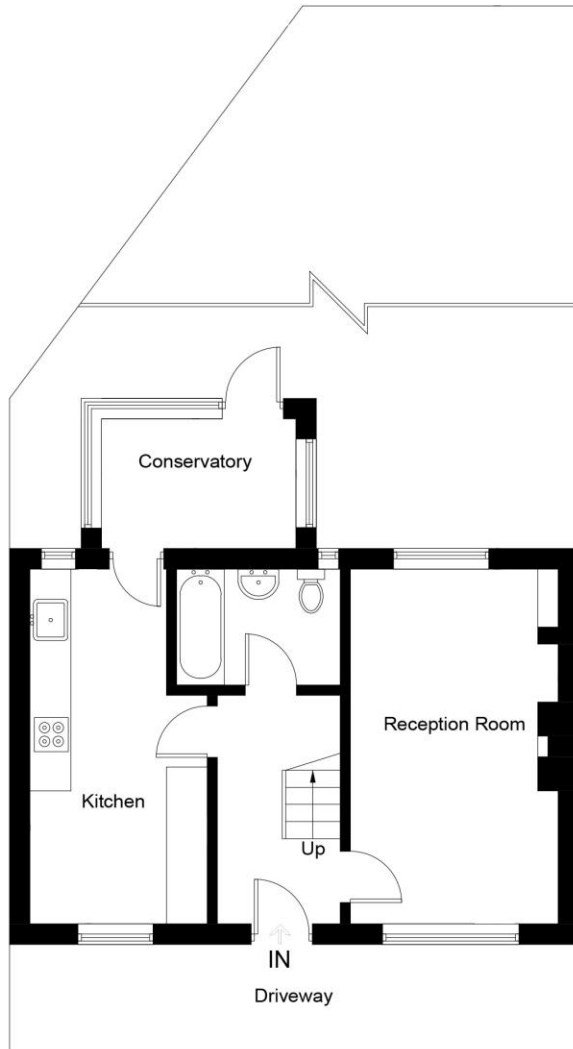
Off street parking to the front

Preliminary details, awaiting validation

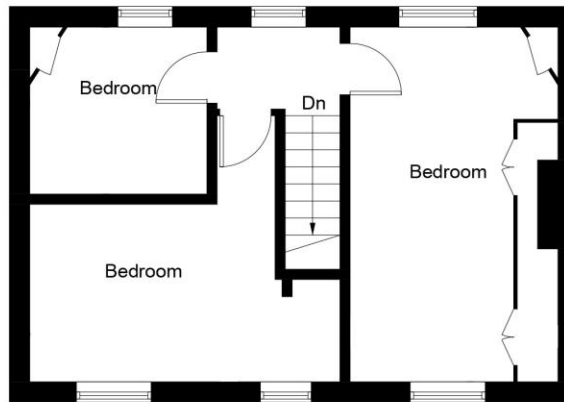


Ealdham Square, SE9

Approximate Gross Internal Area = 87.1 sq m / 937 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 (ID781959)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 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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