

Bernard Skinner



6 Crookston Road, Eltham, SE9 1YB

Guide Price £650,000 - £675,000

- Immaculate three bedroom Corbett
- Few hundred yards Deansfield PS
- 88' South facing garden
- Two reception rooms

Impressive larger style three bedroom Edwardian Corbett house, presented to a very high standard by the current owner and with history of ownership to the same family dating back nearly 100 years. Situated within a few hundred yards of highly regarded Deansfield primary school and with extensive woodland almost immediately to hand, this immaculate property has two reception rooms, sizeable conservatory and ground floor cloakroom. With a well equipped kitchen with integrated appliances and a very well tended and stocked and very private, South facing rear garden with two sheds, there are a variety of shops around half a mile away on Westmount Road and Eltham station is just over three quarters of a mile.



Property Description

ENTRANCE HALL

Original ceiling cornice, dado rail, original oak banister, understairs cupboard, original internal doors, Amtico flooring.

LOUNGE

15' 2" into bay x 14' 1" into recess (4.62m x 4.29m)
Upvc bay window to front, limestone fire surround and hearth with gas coal effect fire, picture rail, original cornice, fitted cabinets to recesses, radiator, fitted carpet.

DINING ROOM

11' 7" x 11' 6" plus doorway (3.53m x 3.51m) Cast iron fire surround, picture rail, radiator, fitted carpet, French doors to conservatory.

KITCHEN

8' 8" x 7' 7" (2.64m x 2.31m) Upvc window to rear, fitted white gloss wall and base units, built in oven, microwave/convection oven, 5 ring induction hob, stainless steel cooker hood, integrated fridge/freezer and dishwasher, sink unit with mixer tap and water softener, plinth heater, fully tiled walls and tiled floor.

CONSERVATORY

14' x 9' 4" (4.27m x 2.84m) Upvc windows to side and rear, radiator, laminate flooring, French doors to garden, door to:-

LOBBY AREA

Space for washing machine, tiled floor, door to:-

CLOAKROOM

Upvc window to rear, wc, wash basin, radiator, fully tiled walls and tiled floor.





FIRST FLOOR

LANDING

Loft access, fitted carpet.

BEDROOM 1

15' 3" x 8' 9" to wardrobes (4.65m x 2.67m) Upvc bay window to front with window seat and built in storage below, built in wardrobes to one wall, radiator, fitted carpet.

BEDROOM 2

13' 5" into recess x 11' 5" (4.09m x 3.48m) Upvc window to rear, built in storage cupboards to one wall housing boiler, free standing wardrobe to remain, radiator, fitted carpet.

BEDROOM 3

9' 6" x 8' 5" (2.9m x 2.57m) Upvc window to front, fitted storage and desk to one wall, built in shelving, radiator, fitted carpet.

SHOWER ROOM

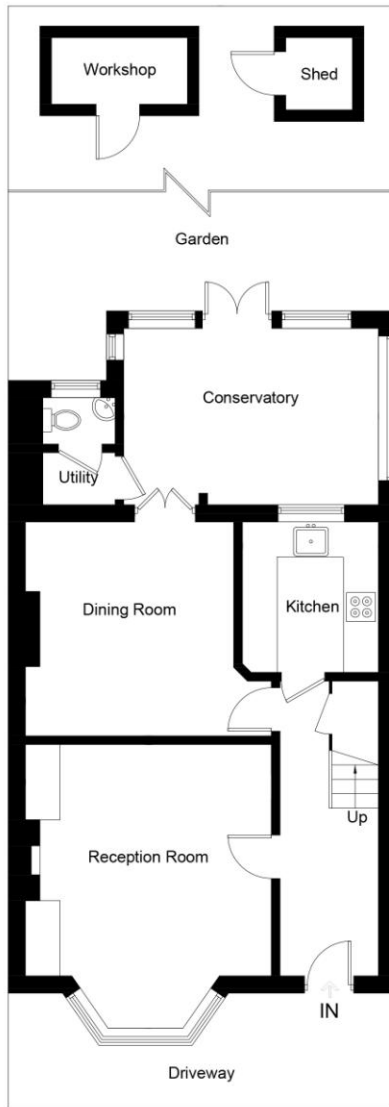
Upvc window to rear, double shower unit, wash basin with fitted storage, wc, heated towel rail, fully tiled walls, tiled floor.

OUTSIDE

The secluded, well stocked and tended South facing rear garden measures approximately 88', sunny decked verandah with steps down to lawn, established shrubs, flower borders, fruit trees, fruit and vegetable plot, timber shed and workshop, outside light, power and tap.

Paved parking to front for two cars.



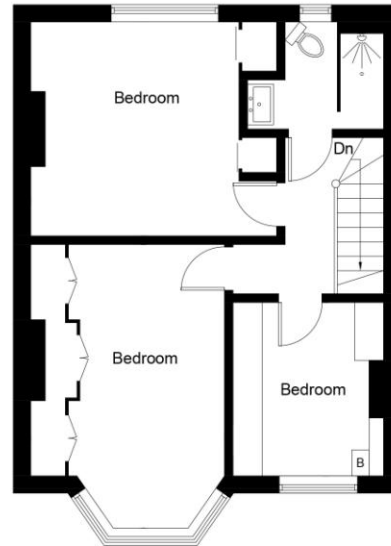


Ground Floor

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 (ID790380)

Crookston Road, SE9

Approximate Gross Internal Area
117.3 sq m / 1263 sq ft
(Excluding Shed & Workshop)



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 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