

Bernard Skinner



43 Sidewood Road, New Eltham, SE9 2EZ

Guide Price £675,000 - £700,000

- Well presented 4 bedroom semi
- Half a mile New Eltham station
- 18' Master bedroom
- 100' Well tended garden

This very well presented four bedroom 1930's semi, with the benefit of a loft conversion providing an 18' master bedroom with Juliette balcony and en-suite shower room, there is a ground floor cloakroom and the rear is extended to provide a sizeable second reception and good sized, well equipped kitchen. Offering a well tended 100' garden with the recent addition of a garden room, there is a garage and off street parking. Situated within half a mile of New Eltham station and variety of shops, with Wybourne primary school just a little further, Stationers Crown Woods secondary school is just over a mile and Dulverton primary school just under a mile. Take a look at this super family home, ready and waiting to move into.



Property Description

ENTRANCE HALL

Part glazed front door with coloured leaded lights, window to side with coloured leaded lights, radiator, picture rail, understairs cupboard, Karndean flooring.

ENTRANCE PORCH

Upvc double doors

LOUNGE

15' 4" into bay x 12' into recess (4.67m x 3.66m) Upvc bay window to front, wooden fire surround with cast iron inset and gas coal effect fire, picture rail, radiator, fitted carpet.

2ND RECEPTION ROOM

20' 11" x 10'5" narrowing to 7'11" (6.38m Upvc French doors to garden, marble fire surround with cast iron inset, picture rail, two radiators, Karndean flooring.

KITCHEN

9' 2" x 6' (2.79m x 1.83m) Plus 7' 11" x 7' 2", Irregular shape, upvc windows to side and rear, extensively fitted with cream fronted units, integrated dishwasher and washing machine, built in microwave, American fridge and range cooker to remain, stainless steel chimney hood, single bowl sink unit, Composite work surface, cupboard housing boiler, radiator, tiled floor.

CLOAKROOM

WC, wash basin, radiator, tiled floor.

FIRST FLOOR

LANDING

Upvc window to side, fitted carpet, stairs to second floor.

BEDROOM 2

15' 8" x 10' into recess and plus wardrobe space (4.78m x 3.05m) Upvc leaded light bay window to front, radiator, fitted wardrobes to one wall, fitted carpet.





BEDROOM 3

12' 8" x 10' 5" into recess (3.86m x 3.18m) Upvc window to rear, radiator, fitted carpet.



BEDROOM 4

7' 10" x 6' 8" (2.39m x 2.03m) Upvc leaded light window to front, radiator, fitted carpet.



BATHROOM

9' x 8' including airing cupboard (2.74m x 2.44m) Upvc window to rear, white suite comprising panelled bath with mixer tap and hand shower, separate shower unit, wash basin with fitted storage, wc, part tiled walls, airing cupboard, laminate flooring.



SECOND FLOOR

LANDING

Upvc window to side, fitted carpet.

MASTER BEDROOM

18' 5" into eaves x 10' 6" to built in wardrobes (5.61m x 3.2m) Juliette balcony with French doors, Velux window to front, range of built in and fitted wardrobes, fitted carpet.



ENSUITE SHOWER ROOM

Upvc window to rear, shower unit, wash basin with fitted storage, wc, with concealed cistern, laminate flooring.



OUTSIDE

The well tended rear garden measures approximately 100', laid to lawn, paved patio, plum tree, gated side access

Garden room: 16' x 15', two double glazed windows, power and light, laminate flooring, decked area in front, outside light.


Shared sideways leads to detached garage 17' 7" x 8' 3", power and light, outside tap, hardstanding to rear of garage.

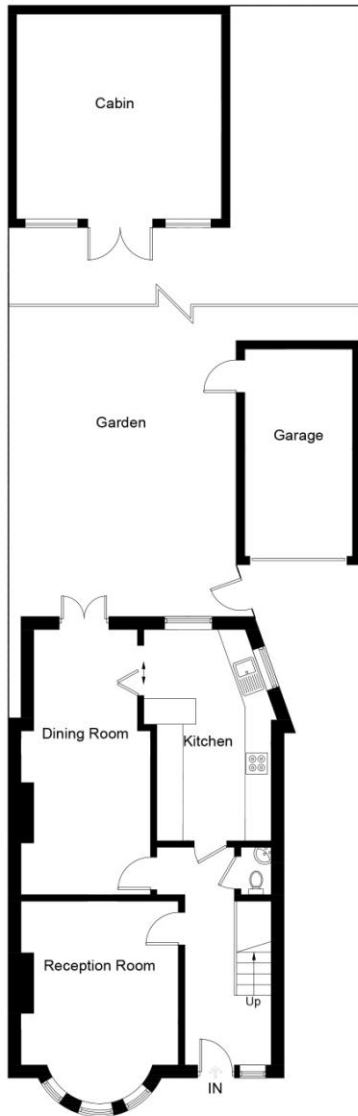
Block paved frontage for parking

Preliminary detail - awaiting validation.

Sidewood Road, SE9

Approximate Gross Internal Area
 140.3 sq m / 1510 sq ft
 Garage & Cabin = 34.6 sq m / 372 sq ft
 Total = 174.9 sq m / 1882 sq ft

 = Reduced headroom below 1.5m / 5'0"



Second 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 (ID793800)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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

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