





Situated within highly sought-after Eltham Heights, with Falconwood station about a mile away and extensive parkland at Avery Hill and a variety of local shops within a few hundred yards. With a double storey extension almost doubling the original accommodation this 4/5 bedroom semi-detached house provides versatile accommodation with an annexe providing a ground floor bedroom, living room and shower room. With 4 bedrooms to the first floor and an en-suite to the sizeable 18' 6" x 11' 7" master bedroom, there is a good sized family bathroom and ground floor cloakroom. With a well equipped and spacious kitchen/breakfast room, this is a super family home on a corner plot with deep frontage and off street parking for 2/3 vehicles. NO ONWARD CHAIN.



### ENTRANCE HALL

Window to side with coloured leaded lights, understairs cupboard, radiator in cabinet, laminate flooring.

### LOUNGE

15' 7" x 12' 2" into recess (4.75m x 3.71m) Upvc bay window to front, marble fire surround with gas coal effect fire, radiator in cabinet, fitted carpet, double doors to:-

## DINING ROOM

13' 1" x 11' into recess (3.99m x 3.35m) Double glazed casement door to garden, marble fire surround with gas coal effect fire, radiator in cabinet, fitted carpet.

## RECEPTION 3/BEDROOM 5

13' 6" x 12' 1" plus bay (4.11m x 3.68m) Upvc bay window to front, radiator, laminate flooring, door to shower room, through to:-

## RECEPTION 4

12' 11" x 12' (3.94m x 3.66m) Upvc French doors to garden, two radiators, laminate floor, door to kitchen.

## KITCHEN/BREAKFAST ROOM

14' 7" x 12' 3" narrowing to 8'1 (4.44m x 3.73m) Upvc window to rear, extensively fitted with range of black gloss wall and base units, stainless steel cooker hood, 1.5 bowl sink unit, American style fried, integrated slimline dishwasher, space for washing machine and tumble dryer, breakfast bar, cupboard housing boiler, plinth lighting, part tiled walls, tiled floor, upvc part glazed door to garden.

## SHOWER ROOM

7' 3" x 4' 5" (2.21m x 1.35m) Shower area and unit, wc and wash basin with storage, tiled floor and walls.



## CLOAKROOM

Upvc window to front, wc, wash basin, radiator, tiled floor.







## FIRST FLOOR

### SPACIOUS LANDING

Upvc window to front, loft access with retractable ladder, fitted carpet.

### BEDROOM 1

18' 6" x 11' 7" (5.64m x 3.53m) Double aspect room with upvc windows to front and rear, two radiators, fitted carpet, door to:-

### EN-SUITE BATHROOM

Upvc window to rear, jacuzzi corner bath with mixer tap and handshower, wash basin, wc, heated towel rail, tiled floor and walls.

### BEDROOM 2

15' 3" x 11' 1" into recess (4.65m x 3.38m)  
Upvc bay window to front, radiator, fitted carpet.

### BEDROOM 3

13' 7" x 10' 11" into recess (4.14m x 3.33m)  
Upvc window to rear, radiator, fitted carpet.

### BEDROOM 4

7' 11" into wardrobe x 6' 11" (2.41m x 2.11m)  
Upvc window to front, built in wardrobe, radiator, laminate flooring.



## BATHROOM

9' 3" x 7' 5" including cupboard space (2.82m x 2.26m) Upvc window to rear, white suite comprising panelled bath with mixer and handshower, pedestal wash basin and wc., airing cupboard housing water cylinder, fully tiled walls, heated towel rail, tiled floor.

## OUTSIDE

Situated on a corner plot, the rear garden tapers to the rear and measures approximately 42' width x 35' depth, small lawned area, decked area and raised patio and flower beds, two sheds, outside tap.

Gate to enclosed covered sideways, with door to reception 4 and double doors to gravelled sideways, providing parking for 2/3 cars, reached via double gates.

Front garden: Measuring 45' width x 37' depth at widest points, lawned area, mature trees, outside light and tap.

Preliminary detail - awaiting validation.

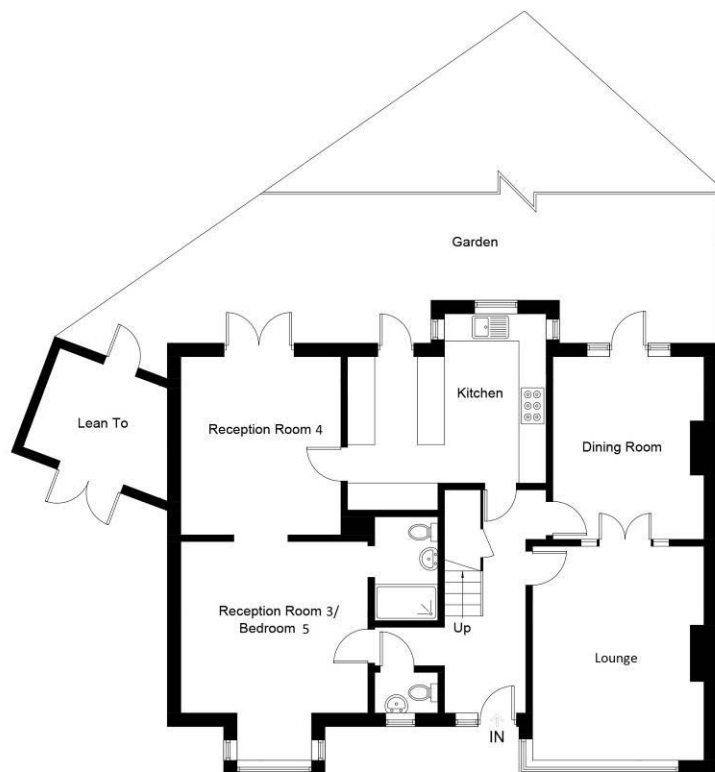


## Rennets Wood Road, SE9

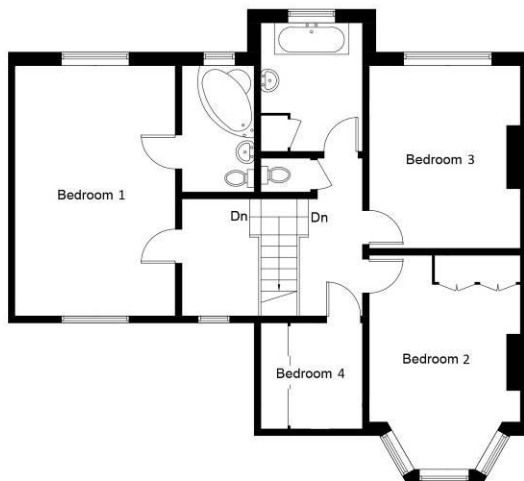
Approximate Gross Internal Area = 180.3 sq m / 1941 sq ft

Lean To = 7.0 sq m / 75 sq ft

Total = 187.3 sq m / 2016 sq ft

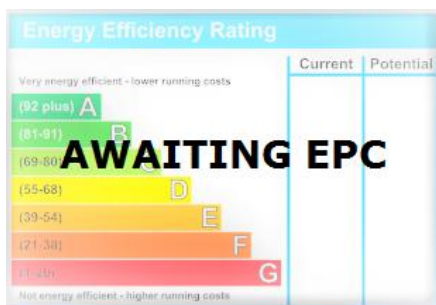


**Ground Floor**



**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 (ID819037)



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