

Bernard Skinner



52 Green Lane, New Eltham, SE9 2AG

Guide Price £600,000 - £625,000

- Four bedroom semi
- Backs onto open space
- Very spacious throughout
- 3/4 mile New Eltham station

Sizeable four bedroom semi-detached house with loft conversion providing master bedroom 19' 5" x 13' 2" at widest points and en suite shower room. With two good sized living rooms and three double bedrooms and fourth bedroom 10' 6" x 6' 5", this is a substantial family home backing on to open space with Blackheath golf course beyond. Situated within half a mile of St. Thomas More Catholic secondary school and with New Eltham station and shops and other facilities within three quarters of a mile, this is a super family home with off street parking and garage to rear. There is a well tended sunny, Westerly facing rear garden measuring approximately 53', Take a look!



Property Description

ENTRANCE HALL

Upvc front door, double glazed leaded light window to side, understairs cupboard, radiator, fitted carpet.

LOUNGE

16' 7" x 12' 5" into recess (5.05m x 3.78m) Double glazed leaded light bay window to front, cast iron fire surround with slate hearth, fitted shelving and cupboard to recess, picture rail, radiator, fitted carpet

DINING ROOM

16' 5" x 10' 9" into recess (5m x 3.28m) Patio doors to garden, picture rail, radiator, fitted carpet

KITCHEN

11' 9" x 8' 0" (3.58m x 2.44m) Double glazed windows to side and rear, fitted wall and base units with granite worksurfaces, integrated fridge freezer, washing machine, tumble dryer and dishwasher, built in oven and hob with stainless steel chimney hood, 1.5 bowl sink unit, stable door to garden, engineered oak flooring.

CLOAKROOM

Double glazed window to side, wash basin, w.c, radiator, laminate flooring

FIRST FLOOR

LANDING

Double glazed leaded light window to side, fitted carpet, stairs to second floor.

BEDROOM 2

17' 6" into bay x 12' 4" (5.33m x 3.76m) Double glazed leaded light bay window to front, built in wardrobes to





one wall, radiator, fitted carpet.

BEDROOM 3

14' 0" x 11' 6" (4.27m x 3.51m) Double glazed window to rear, fitted wardrobes, radiator, fitted carpet

BEDROOM 4

10' 6" x 6' 5" (3.2m x 1.96m) Double glazed leaded light window to front, radiator, fitted carpet

BATHROOM

9' 8" x 7' 3" (2.95m x 2.21m) Double glazed window to rear, white suite comprising panelled bath with mixer tap and shower attachment, wash basin with fitted storage, shower unit, w.c., airing cupboard, heated towel rail, fully tiled walls, vinyl flooring



SECOND FLOOR

LANDING

Double glazed window to side.

BEDROOM 1

19' 5" x 13' 2" narrowing 10' 5" (5.92m x 4.01m) Double glazed window to rear, two Velux windows to front, eaves storage, fitted carpet.



SHOWER ROOM

7' 4" x 4' 9" (2.24m x 1.45m) Double glazed window to rear, white suite comprising shower unit, wash basin, w.c, heated towel rail, tiled walls and flooring

OUTSIDE

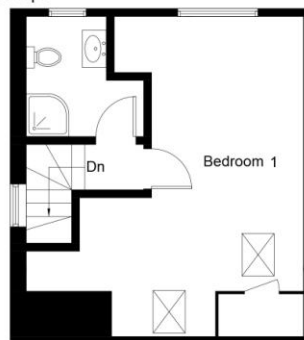
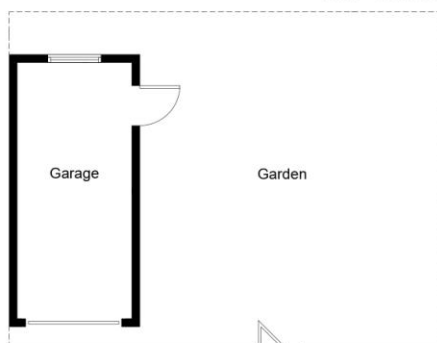
Well maintained, sunny, Westerly facing rear garden, backing onto sportsfield with Blackheath golf course beyond, measuring approximately 53', decked patio area, brick built barbecue, mainly laid to lawn, shed, gated side access.

Green Lane, Eltham, SE9

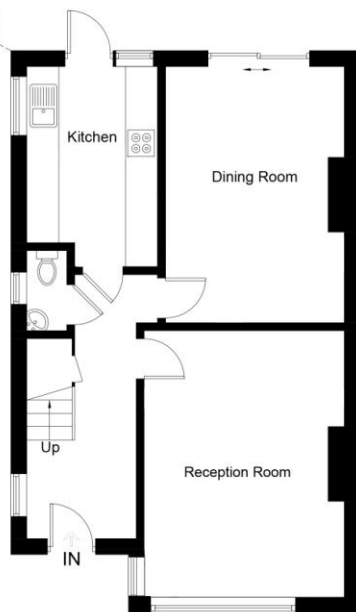
Approximate Gross Internal Area = 143.1 sq m / 1540 sq ft

Garage = 10.3 sq m / 111 sq ft

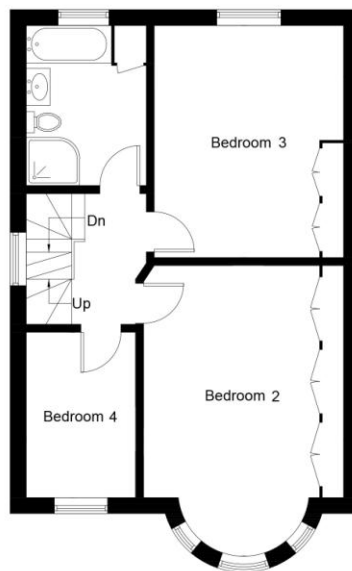
Total = 153.4 sq m / 1651 sq ft



Second Floor



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 (ID650227)

DETACHED GARAGE

15' 7" x 8' 3" (4.75m x 2.51m) Shared sideways leads to detached garage with power and light.

Paved frontage providing off street parking.

Preliminary details, awaiting validation

Council Tax band 'E' - £2,090.11

Tenure: Freehold

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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