

Bernard Skinner



64 Parkview Road, New Eltham, SE9 3QW

Guide Price £650,000

- Detached bungalow
- Quiet private road
- Three bedrooms
- Double garage

Situated on a private road leading off from Parkview Road, this three bedroom detached bungalow around half a mile or so from New Eltham station and village with its variety of shops and restaurants, is tucked away in a very secluded and peaceful location. Offered with versatile accommodation, with either 2 or 3 bedrooms depending on whether you wish to have a separate dining room, there are two shower rooms and a conservatory. With easy maintenance gardens with the rear garden having a sunny Southernly aspect and double garage with electric door, this is a unique opportunity to purchase a detached bungalow in such a private setting with all amenities including the A20 close to hand. Vendors are suited with a purchase.



Property Description

ENTRANCE PORCH

Upvc glazed, vinyl floor, upvc glazed double doors to:-

SPACIOUS ENTRANCE HALL

All rooms lead off the hallway, two built in cupboards, radiator, loft access with retractable ladder (boiler in loft space), wood flooring.

LIVING ROOM

15' 10" x 14' 6" (4.83m x 4.42m) Upvc French doors to the garden, upvc window to side, pebble effect electric fire, 2 x radiators, fitted carpet.

KITCHEN

11' 8" x 9' 3" (3.56m x 2.82m) Upvc window and door to rear, cream fronted wall and base units, stainless steel sink unit, space for washing machine, dishwasher and cooker, radiator, vinyl flooring.

BEDROOM 1

14' 8" to wardrobes x 10' 8" (4.47m x 3.25m) Upvc glazed window to front, built in wardrobes to one wall, radiator, fitted carpet.

BEDROOM 2

12' 7" x 9' 1" plus doorway (3.84m x 2.77m) Upvc door to conservatory, radiator, fitted carpet.

BEDROOM 3

9' 9" x 9' 6" (2.97m x 2.9m) Upvc window to side, built in wardrobes, radiator, fitted carpet.

SHOWER ROOM

8' 2" x 7' 4" (2.49m x 2.24m) Upvc window to side, white suite comprising double shower unit, wash basin, wc, part tiled walls, heated towel rail, vinyl flooring.





SHOWER ROOM 2

Upvc window, shower unit, wc, wash basin, radiator, vinyl flooring.

CONSERVATORY

10' 8" x 7' 6" at widest points (3.25m x 2.29m) Upvc double glazed with fitted blinds, door to garden.

OUTSIDE

Gardens surround the property with the rear garden with Southerly aspect, measuring approximately 52' providing easy maintenance, mainly paved, shrubs, outside tap and light.

Paved patio in front of the conservatory, gated access to the front of the property.

Hardstanding for shed to side of the garage

Front garden with frontage measuring 82', lawned area with flower border.

Own driveway with parking for at least two to three cars, leads to detached garage 17'4 x 17'5, light and power, pedestrian door, electric up and over door.

The property is situated on a private road which is subject to a contribution towards the cost of maintenance.

Tenure: Freehold

Council Tax band: E

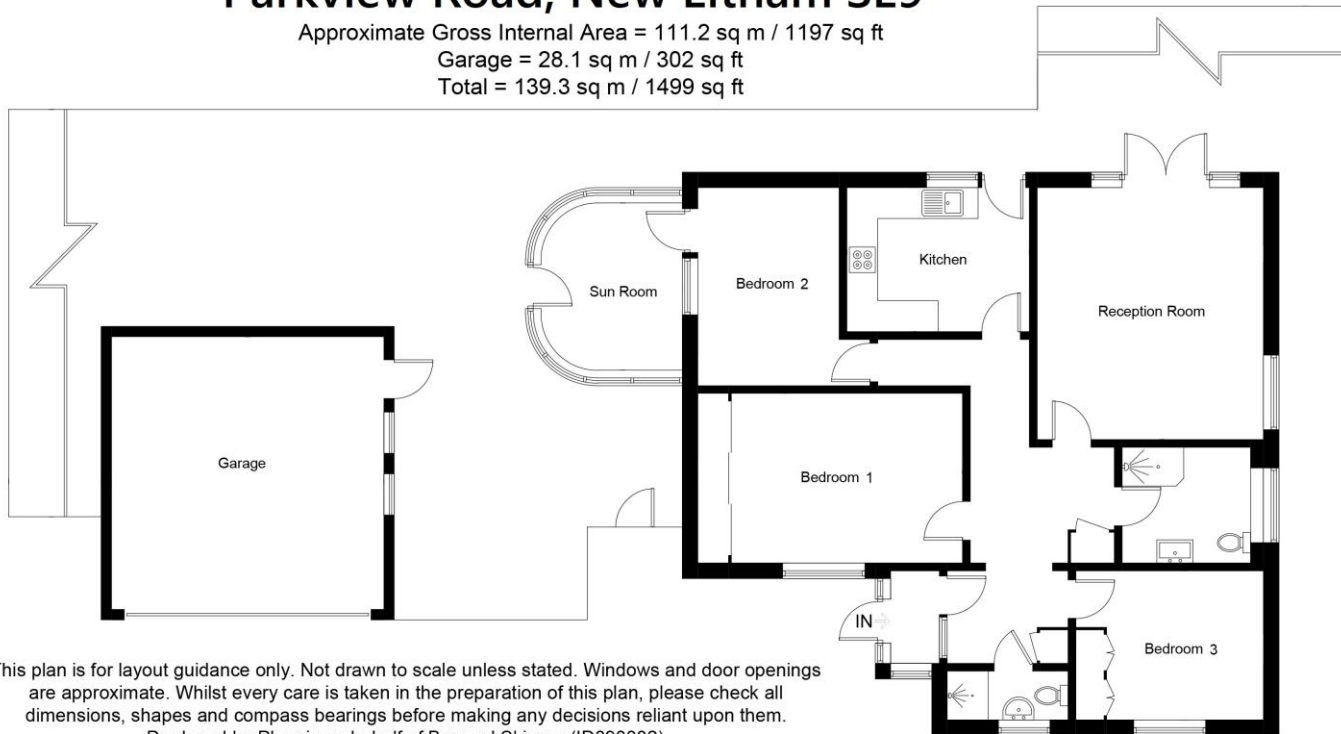
Preliminary detail - awaiting validation.



Buses service all surrounding shopping centres Bromley (314), Bexleyheath (B13) and Eltham (160/162/314) from Southwood Road, and Sidcup (160), Swanley (233) and Lewisham (321) from New Eltham (Footscray Road).

Parkview Road, New Eltham SE9

Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
 Garage = 28.1 sq m / 302 sq ft
 Total = 139.3 sq m / 1499 sq ft



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 (ID890832)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 c
55-68	D	66 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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