

Bernard Skinner



8 Admiral Seymour Road, Eltham, SE9 1SL

Guide Price £575,000

- Three bedroom semi
- 3 Reception rooms
- Few hundred yards Eltham station
- Half a mile Gordon primary school

Exceptionally spacious three bedroom semi-detached house in a very convenient location within the sought-after Progress conservation area. Offered with three living rooms and a sunny South-facing garden of 130', the property reflects in the price the somewhat dated fixtures and fittings. Facing a green and with local shops and bus routes immediately to hand, Eltham station is within a few hundred yards and Gordon primary school around half a mile away. With plenty of character and some original features there is also the benefit of a ground floor cloakroom.



Property Description

ENTRANCE PORCH

Upvc window, door to:-

ENTRANCE HALL

Radiator, fitted carpet, stairs to first floor.

RECEPTION 1

16' 4" x 11' 11" into recess (4.98m x 3.63m) Upvc patio doors to garden, radiator, wood flooring.

RECEPTION 2

14' 5" x 10' 3" plus recess (4.39m x 3.12m) Upvc leaded light window to front, radiator, fitted carpet.

RECEPTION 3

11' 10" x 8' 1" at widest points (3.61m x 2.46m) Upvc leaded light window to front, brick fire surround, picture rail, radiator, fitted carpet.

KITCHEN

13' 1" x 6' 8" widening to 9' 2" (3.99m x 2.03m) Upvc leaded light window to rear, fitted wall and base units, stainless steel sink unit, built in double oven, hob and hood, space for washing machine and dishwasher, cupboard housing boiler, two understairs cupboards, door to:-

LOBBY AREA

Wood flooring, doors to garden and to:

CLOAKROOM

Wc, radiator, wash basin, wood flooring.

FIRST FLOOR

LANDING

Upvc window to rear, original doors, fitted carpet.





BEDROOM 1

13' including wardrobe space x 11' 10" (3.96m x 3.61m) Upvc leaded light window to front, fitted wardrobes and dressing table unit, picture rail, radiator, fitted carpet.

BEDROOM 2

15' 5" into recess x 10' into wardrobes (4.7m x 3.05m) Upvc leaded light window to front, fitted wardrobes and bed recess, radiator, fitted carpet.

BEDROOM 3

11' plus recess x 8' 1" (3.35m x 2.46m) Upvc leaded light window to rear, fitted cupboards, picture rail, radiator.



BATHROOM

7' 11" x 7' 3" including cupboard space (2.41m x 2.21m) Upvc leaded light window to rear, suite comprising panelled bath with mixer tap and separate shower over, wash basin, wc., heated towel rail, airing cupboard, vinyl flooring.

OUTSIDE

The sunny rear garden with Southerly aspect measures approximately 130' x 33' tapering to the rear, lawned with mature trees, timber sheds, outside tap, patio, gated side access.

Communal lawned front garden.

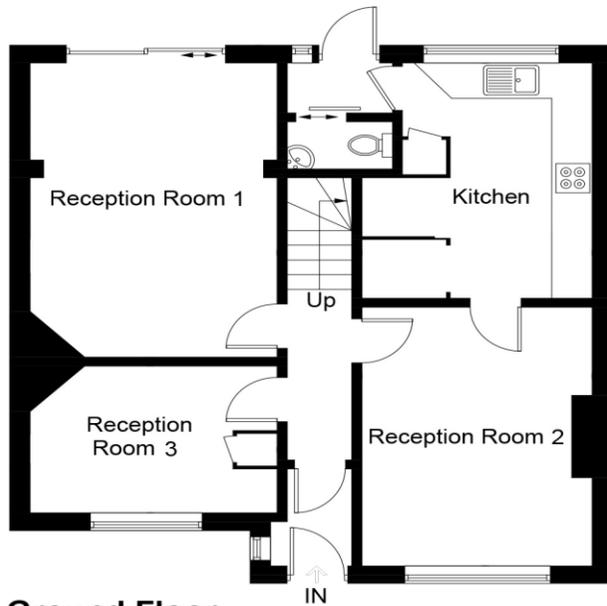
Council tax band: D

Tenure: Freehold



Admiral Seymour Road, Eltham, SE9

Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft



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 (ID894525)



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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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