

Bernard Skinner



- Stunning three bedroom semi
- All amenities immediately to hand
- Open plan living rooms and kitchen
- Station a few hundred yards away

24 Castleford Avenue, New Eltham, SE9 2AL

Guide Price £650,000

Much improved very recently by the current owners to provide a fine family home, this 1930's semi with contemporary kitchen and bathroom fittings has open-plan living and kitchen area. Backing onto open space the property has a sunny 77' easy maintenance garden and benefits from a newly built garage with utility room to the rear. With built in appliances and stylish décor throughout there is Oak flooring and a ground floor cloakroom. Situated within a few hundred yards of New Eltham centre with it's station, primary school and variety of shops, bars and restaurants, there is easy access to endless green space. Take a look at this super home, improved to a very high standard.



Property Description

ENCLOSED PORCH

Upvc windows front and side, tiled walls and flooring.

ENTRANCE HALL

Front door, window to front with coloured leaded lights, cast iron radiator, two understairs cupboards, Oak flooring.

LOUNGE

20' 0" into bay x 12' 5" into recess (6.1m x 3.78m) Upvc bay window to front, gas fire with polished concrete hearth, cast iron radiator, Oak flooring, open plan to

KITCHEN/DINER

18' 2" widest point x 10' 9" into recess (5.54m x 3.28m) Upvc window and patio doors to garden, grey high gloss contemporary wall and base units with polished concrete work surfaces, Island with built in Neff double oven and hob, built in microwave, Butler sink with flexible hose mixer tap, fitted seating with storage under, tiled flooring to the kitchen and Oak flooring to the dining area.

CLOAKROOM

Wash basin with storage under, wc, tiled flooring and part tiled walls.

FIRST FLOOR

LANDING

Upvc window to side, loft access, fitted carpet.

BEDROOM 1

16' 4" into bay x 10' 7" into recess (4.98m x 3.23m) Upvc bay window to front, cast iron radiator, fitted carpet.

BEDROOM 2

12' 4" x 10' 8" (3.76m x 3.25m) Upvc window to rear, cast iron radiator, fitted carpet.

BEDROOM 3

10' 0" x 7' 5" (3.05m x 2.26m) Upvc windows to front and side, cast iron radiator, fitted carpet.





BATHROOM

8' 2" x 7' 3" (2.49m x 2.21m) Upvc windows to side and rear, four piece suite comprising Orbit freestanding corner bath with mixer tap, double shower unit with dual shower heads, wash basin with storage under, w.c, heated towel rail, tiled walls, underfloor heating, tiled flooring.

OUTSIDE UTILITY ROOM

11' 5" x 8' 1" (3.48m x 2.46m) Shower unit, space for washing machine and tumble dryer, fitted base unit with work surface, tiled floor.



GARAGE

17' 0" x 11' 1" (5.18m x 3.38m) Newly built garage with electric door, power and light (currently used as a gym).

OUTSIDE

A sunny, South Westerly facing, very well maintained, low maintenance rear garden measuring approximately 77', backing on to sports field, mainly natural stone paving with slate shingle border, mature shrubs and trees, outside lights and tap, electric outdoor heater, concrete base to rear with waste and water pipe connections, doors to shared sideway and utility room.

Block paved frontage for parking for two cars leading to shared sideway and garage.

Council tax band: E

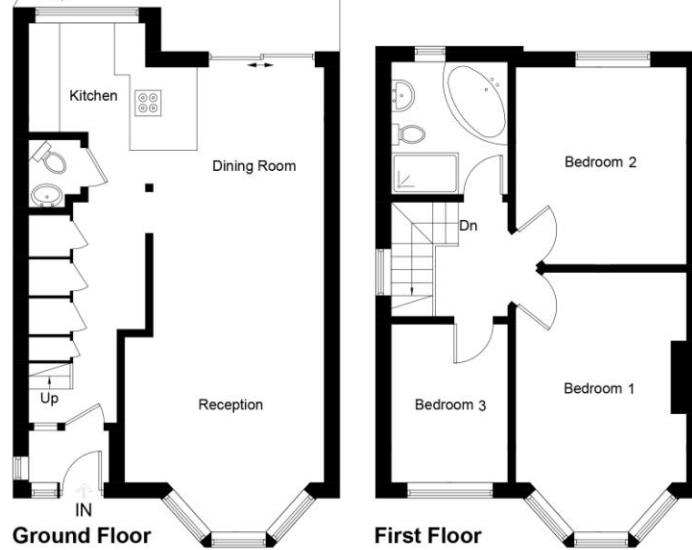
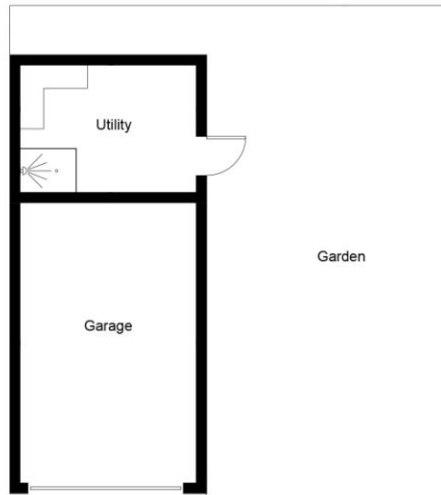
Tenure: Freehold

Preliminary detail - awaiting validation.



Castleford Avenue, New Eltham, SE9

Approximate Gross Internal Area
 97.4 sq m / 1048 sq ft
 Garage / Utility = 26.7 sq m / 287 sq ft
 Total = 124.1 sq m / 1335 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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 (ID900867)



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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