

Bernard Skinner



6 Downman Road, Eltham, SE9 6RD

Guide Price £525,000

- Three bedroom Progress house
- Off street parking
- 0.7 miles from Eltham station
- 2 reception rooms

Much charm and character offered by this deceptively spacious, double fronted cottage-style property within the Progress conservation area. Offered with a wealth of features including fire surrounds, leaded light windows and stripped woodwork, the property benefits from two reception rooms, three bedrooms and a stylish first floor bathroom with roll top bath. With a mature and secluded 56' rear garden and off street parking, the property is conveniently located, with Eltham station just under three quarters of a mile and is well served by public transport within a few hundred yards on Well Hall road. With highly regarded St. Thomas More Catholic primary school and Gordon school third of a mile and a half a mile respectively, there are local shops and extensive woodland at Jack woods both within half a mile.



Property Description

ENTRANCE HALL

Front door, stripped woodwork to stairs, doors and floorboards, radiator, understairs cupboard.

THROUGH LIVING ROOM

17' x 10' 6" into recess (5.18m x 3.2m) Triple aspect room with leaded light windows to front, side and rear, cast iron fire surround with open hearth, two radiators, picture rail, cupboard to recess, stripped floorboards.

2ND RECEPTION/DINING ROOM

10' 6" x 9' 5" (3.2m x 2.87m) Leaded light window to front, cast iron fire surround, picture rail, two radiators, tiled floor, open plan to:-

KITCHEN

15' 2" x 5' 2" (4.62m x 1.57m) Window to rear, range of wall and base units, built in double oven, hob and cooker hood, integrated dishwasher, space for washing machine, cupboard housing boiler, tiled floor, stable door to garden.

FIRST FLOOR

LANDING

Leaded light window to front, loft access, stripped flooring, doors and woodwork.

BEDROOM 1

17' x 13' into recess narrowing to 8' (5.18m x 3.96m) Double aspect room with leaded light windows to front and rear, cast iron fire surround, picture rail, radiator, cupboard to recess, stripped floorboards.





BEDROOM 2

9' 2" x 8' 2" (2.79m x 2.49m) Leaded light window to front, cast iron fire surround, picture rail, built in cupboard, radiator, stripped floorboards.

BEDROOM 3

9' x 6' 9" (2.74m x 2.06m) Leaded light window to rear, cast iron fire surround, picture rail, fitted carpet.

BATHROOM

Leaded light window to rear, white suite comprising roll top bath with mixer and hand shower, pedestal wash basin, w.c, part tiled walls, laminate flooring.



OUTSIDE

The well stocked rear garden, lawned area with mature planting providing plenty of privacy, established shrubs and trees, paved patio with pergola and grape vine, summerhouse/greenhouse, outside tap and light.

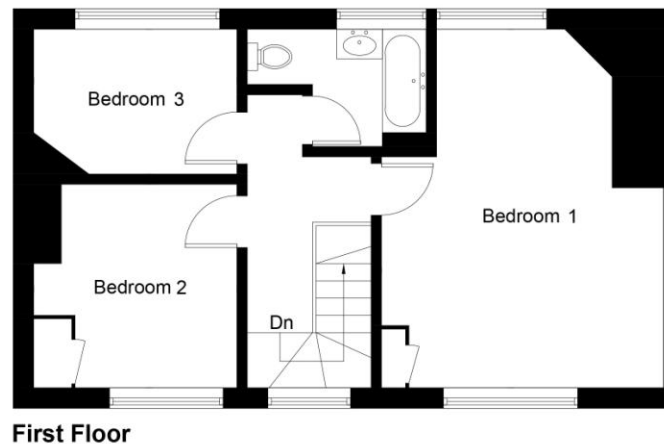
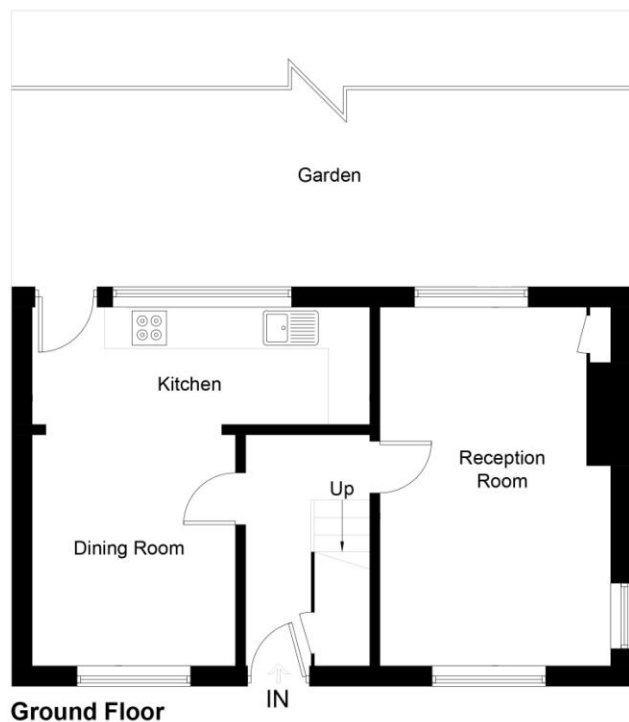
Front garden: laid to lawn with established shrubs and rose bushes.

Off street parking

Tenure: Freehold

Council tax band: D

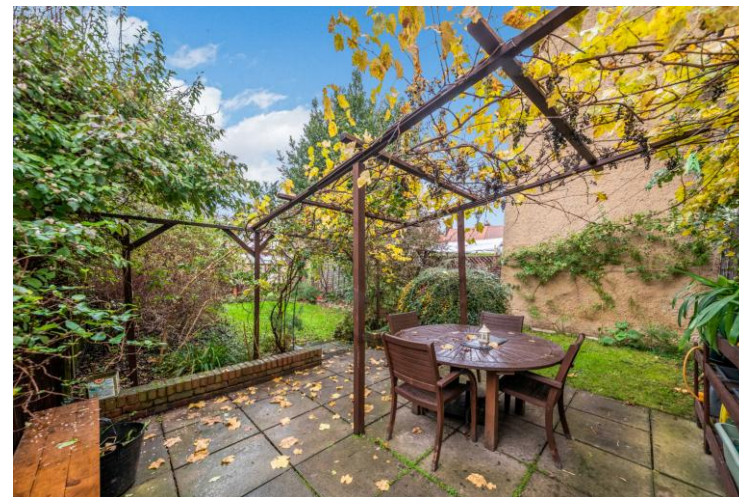




Downman Road, SE9

Approximate Gross Internal Area = 89.6 sq m / 964 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 (ID914635)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 62 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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