



- 5 Bedroom detached house
- Kitchen/breakfast room 18' 5" x 11' 10"
- Sought-after Eltham Park
- Bathroom and shower room
- 3 Reception rooms
- Ground floor cloakroom
- Backs onto Eltham Warren golf course
- Extensive park and woodland immediately to hand
- 146' Secluded garden





Much character offered by this five bedroom detached house which forms part of the well respected Corbett estate, features in the Corbett estate brochure and was designed by the highly acclaimed architect Courtenay M Crickmer. Situated in a sought-after road within a hundred yards of acres of ancient park and woodland at both Eltham Park South, leading in to Oxleas woods and Avery Hill park, the property also benefits from an open aspect to the rear overlooking Eltham Warren golf course. Providing three spacious reception rooms, the third reception part of the extension providing living space and a shower room which has previously been used as accommodation for a dependant relative and has it's own personal entrance if needs be. With an 18' 5" x 11' 10" kitchen/breakfast room and stylish recently refitted bathroom to the first floor, there is a good sized cellar, spacious entrance hall and landing. With sash windows to the front elevation, the property has many original features throughout including period fireplaces and an extensive garden measuring 146' at its longest point with gated access into the golf course. With parking to the front for three vehicles, the external walls have been rendered in 2021 with Johnson Flexible silicone render. This is an impressive family home with so much to offer with some highly regarded schools such as St. Mary's RC primary school within a few hundred yards, Eltham Church of England half a mile and Eltham station just over three quarters of a mile away.



Comments about their home from the current home owners:-  
"We love this house. It has been home for 18 years providing many happy memories.

Spacious both internally and externally means it has become the go to place for many gatherings and parties for the extended family over the years.

Sitting or dining in the secluded garden on a sunny day is a peaceful place to be, often visited by varied birds, butterflies and bees. Accompanied by bird song and the gentle sound of golfers teeing off beyond the end of the garden."

### SPACIOUS ENTRANCE HALL

12' 8" x 11' 6" at widest points (3.86m x 3.51m) Part glazed front door with coloured leaded lights, upvc window to side, solid oak flooring, solid oak doors to the ground floor, oak bannister, radiator.

### RECEPTION 1

22' 9" narrowing to 14'2 x 13' plus bay and narrowing to 8'10. (6.93m x 3.96m) Double glazed bay window and two double glazed sash windows to the front, wooden fireplace with cast iron inset and gas coal effect fire, picture rail, original cabinet to recess, further cabinet to recess, two radiators, solid oak flooring.

### RECEPTION 2

14' x 14' into recess (4.27m x 4.27m) Upvc French doors and windows to the garden, picture rail, recess housing pebble effect fire, radiator, solid oak flooring.

### KITCHEN/BREAKFAST ROOM

18' 5" x 11' 10" (5.61m x 3.61m) Three upvc windows, extensively fitted with wall and base units and drawers, fitted double larder cupboard, Butler sink, range cooker to remain, space for American style fridge, integrated dishwasher, undercupboard lighting, original built in cupboards and servants bell (not in working order), radiator, Karndean flooring, door to cellar.

### INNER LOBBY

Upvc part glazed door and window to garden, radiator, fitted storage cupboard, Karndean flooring, door to:-

### CLOAKROOM

Upvc window, high level wc., wash basin, part tiled walls, electric radiator, Karndean flooring.



### INNER HALLWAY

Personal door to gated sideway, engineered oak flooring, through to:-

### RECEPTION 3

22' 11" narrowing to 12'9 x 11' 6" narrowing to 8'2 (6.99m x 3.51m) Oak framed structure with oak beams to vaulted ceiling, engineered oak flooring with underfloor heating, 4 double glazed windows, velux and oriel windows, double doors to garden, door to:-









#### **GROUND FLOOR SHOWER ROOM**

Velux window, shower unit, wc, wash basin, part tiled walls, electric radiator, tiled floor.

#### **CELLAR**

11' 4" x 11' 11" at widest points (3.45m x 3.63m) Fitted units and shelving, stainless steel sink unit, wall mounted boiler, space for washing machine, tumble dryer and fridge/freezer.

#### **FIRST FLOOR**

##### **SPACIOUS LANDING**

Upvc window to side, original doors, radiator, airing cupboard, loft access via retractable ladder, fitted carpet.

##### **BEDROOM 1**

14' into recess x 13' 10" (4.27m x 4.22m) Upvc window to rear with open aspect over Eltham Warren golf course, original marble fire surround with cast iron and tiled inset, picture rail, radiator, fitted carpet.

##### **BEDROOM 2**

12' 10" x 12' 3" into recess and plus doorway (3.91m x 3.73m) Two double glazed sash windows to front, original marble fire surround with cast iron and tiled inset, picture rail, radiator, fitted carpet.

##### **BEDROOM 3**

11' 11" x 11' 4" (3.63m x 3.45m) Upvc windows overlooking Eltham Warren golf course, picture rail, radiator, fitted carpet.

##### **BEDROOM 4**

9' 9" x 7' 6" at widest points (2.97m x 2.29m) Double glazed sash windows to front, fitted desk unit, radiator, picture rail, fitted carpet.

##### **BEDROOM 5**

8' 11" x 8' (2.72m x 2.44m) Upvc window to side, fitted storage unit to one wall, radiator, fitted carpet.

##### **BATHROOM**

Upvc window to side, white suite comprising bath with mixer tap, double shower unit with twin shower heads, pedestal wash basin, wc., combined heated towel rail and radiator, fully tiled walls, Karndean flooring.

##### **OUTSIDE**

The well tended rear garden measures approximately 146' from the rear elevation of the main house x 36' in width, laid to lawn, mature trees to rear, gated rear access to Eltham Warren golf course, extensive paved patio, power and light, covered barbecue area, fitted bar, two sheds, workshop with light and power 19' 3" x 9' 9", decked area to rear with pergola, twin gated side access, one with outside tap.

Block paved frontage providing parking for 3 vehicles.

Tenure: Freehold

Council Tax Band G





# Glenesk Road, SE9

Approximate Gross Internal Area = 211 sq m / 2277 sq ft

Approximate Garage Internal Area = 19 sq m / 203 sq ft

Approximate Total Internal Area = 230 sq m / 2480 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D	56   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.  
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