

Bernard Skinner



183 Well Hall Road, Eltham, SE9 6TU

Guide Price £465,000

- Three bedroom semi
- No onward chain
- Plenty of scope to update
- 52' Sunny Westerly garden

Offering plenty of scope to update to own taste this deceptively spacious three bedroom semi is conveniently located for bus routes, a variety of shops on Well Hall road almost immediately to hand, highly regarded St. Thomas More Catholic primary school within half a mile and Eltham station around three quarters of a mile away. Offered with no onward chain the property has been in the same household for nearly four decades and provides two living rooms and a sunny Westerly facing 52' garden.



Property Description

ENTRANCE PORCH

Double glazed windows to front and side, fitted carpet

ENTRANCE HALL

Front door, understairs cupboard, radiator, fitted carpet

LOUNGE

13' 9" x 13' 5" into recess (4.19m x 4.09m) Double glazed window to front, radiator, fitted carpet, archway to:-

DINING ROOM

9' 4" x 9' 3" (2.84m x 2.82m) Patio doors to conservatory, radiator, fitted carpet

KITCHEN

10' 8" x 10' 4" (3.25m x 3.15m) Double glazed window and door to garden, fitted wall and base units, work surfaces, 1.5 bowl stainless steel sink unit, space for washing machine and fridge freezer, tiled walls, vinyl flooring.

CONSERVATORY

9' 8" x 8' 2" (2.95m x 2.49m) Double glazed windows to side and rear, door to garden, fitted carpet

LANDING

Loft access, airing cupboard, fitted carpet





BEDROOM 1

11' 7" x 10' 4" (3.53m x 3.15m) Double glazed window to front, built in wardrobe, radiator, fitted carpet

BEDROOM 2

11' 5" x 9' 0" (3.48m x 2.74m) Double glazed window to rear, built in wardrobe, radiator, fitted carpet

BEDROOM 3

9'5" x 8'6" (2.87m x 2.59m) Widest points
Double glazed window to front, built in storage cupboard, radiator, fitted carpet.



SHOWER ROOM

6' 0" x 5' 5" (1.83m x 1.65m) Double glazed window to rear, white suite comprising shower unit, wash basin with storage under, tiled walls, vinyl flooring

SEPARATE WC

Double glazed window to rear, w.c, vinyl flooring



OUTSIDE

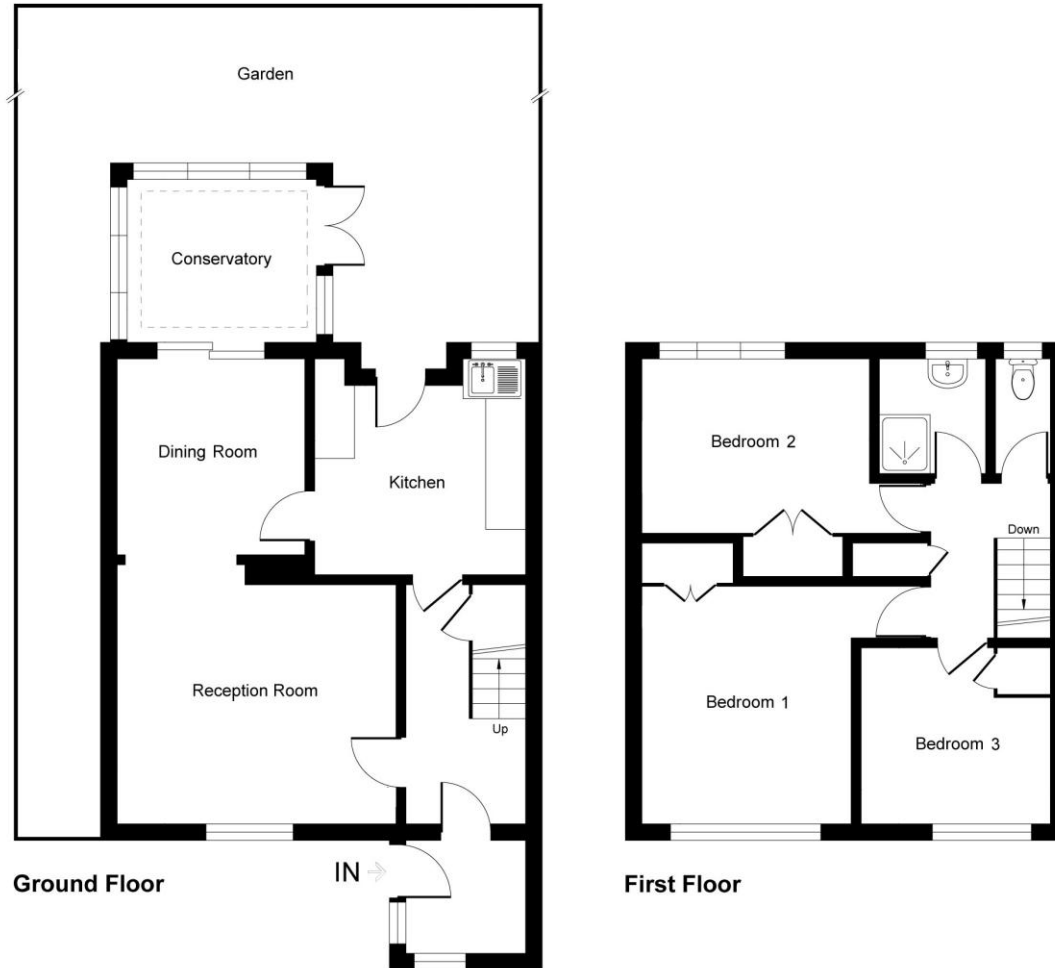
A sunny, Westerly facing rear garden measuring approximately 52' x 26', decked patio with outside light, tap and power, laid to lawn with established trees, further patio to rear, gated side access.

Tenure: Freehold

Council Tax band 'D'

Well Hall Road, SE9

Approximate Gross Internal Area = 100 sq m / 1073 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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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