

# Bernard Skinner



- Three bedroom terrace
- Update To Own Taste
- Half a mile Gordon primary school
- Few hundred yards Eltham station

19 Kidbrooke Lane, Eltham, SE9 6TE

Guide Price £400,000 - £425,000

Offering plenty of scope to update to own taste this sizeable three bedroom terraced house is conveniently located within a few hundred yards of a variety of local shops and the landscaped gardens of The Pleasaunce, with Eltham station just a little further, the property is well served by bus routes on Well Hall Road. With the benefit of no onward chain, there are three good sized bedrooms and a kitchen/diner 16' 9" x 9'. With Upvc double glazing and a 37' rear garden, there is an open outlook over Blackheath rugby club. Why not take a look - we hold keys.



## Property Description

ENTRANCE HALL

LOUNGE

14' 1" x 13' 5" into recess (4.29m x 4.09m)

KITCHEN/DINER

16' 9" x 9' 0" (5.11m x 2.74m)

BEDROOM 1

13' 3" x 10' 6" into recess (4.04m x 3.2m)

BEDROOM 2

11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM 3

10' 2" x 8' 9" at widest points (3.1m x 2.67m)

BATHROOM

SEPARATE WC

OUTSIDE

The rear garden measures approximately 37', patio area, outside light and tap, lawned area, two sheds.

Communal front garden

Tenure: Freehold

Council Tax band 'D'

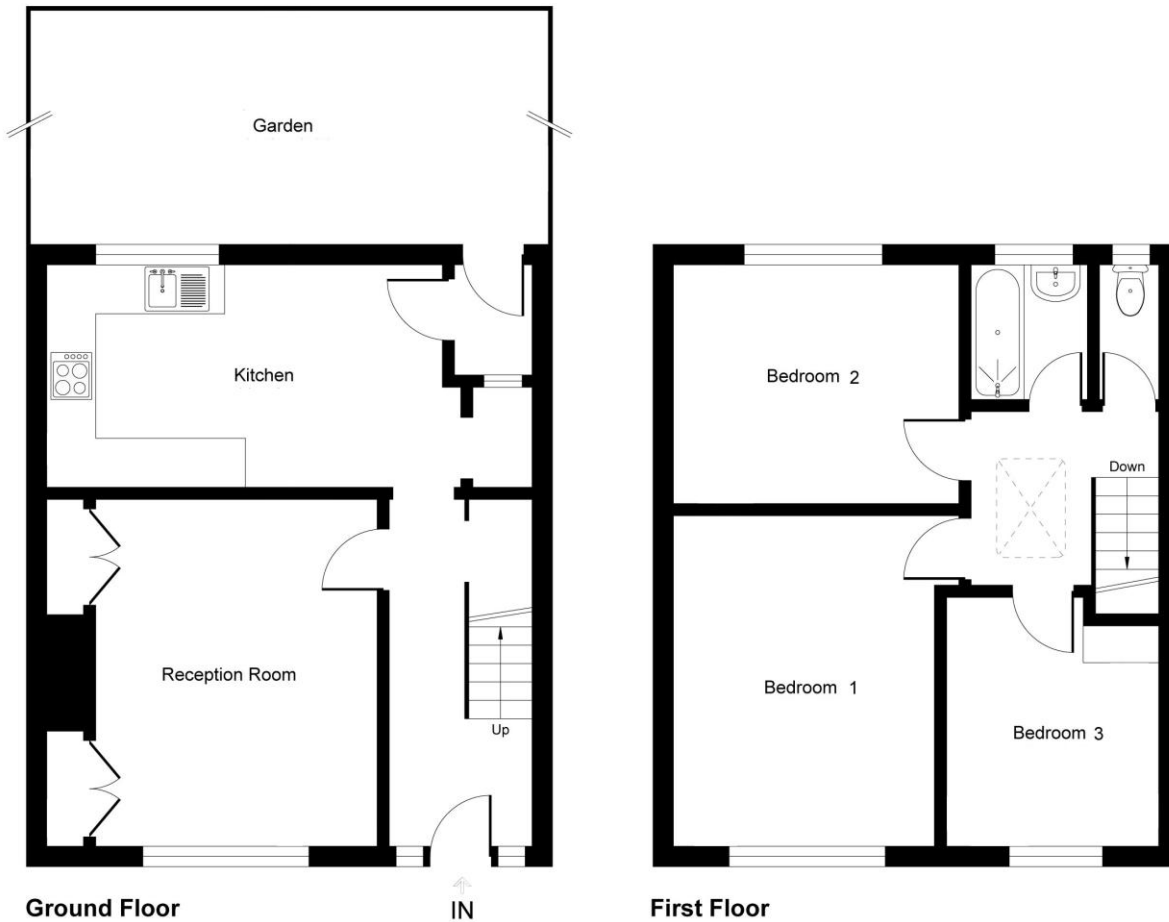
Preliminary details - awaiting validation





# Kidbrooke Lane, SE9

Approximate Gross Internal Area = 88 sq m / 942 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		88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34   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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