

Bernard Skinner



29 Archery Road, Eltham, SE9 1HF

Guide Price £675,000

- 4 Bedroom 1920's semi
- Central Eltham
- No chain
- Two reception rooms

Plenty of scope with this substantial four bedroom semi-detached house to update to own taste and or extend stpp. Offering plenty of character along with some original features from the 1920's the property is situated in the heart of Eltham with the High Street immediately to hand along with highly regarded Eltham C of E primary school, the station is just a third of a mile away. Offering two sizeable reception rooms and kitchen/breakfast room 14' 9" x 9', the smallest bedroom measures approximately 9' 7" x 8' 7". With a well tended 86' Westerly facing garden and no onward chain, take a look - we hold keys.



Property Description

ENTRANCE HALL

Upvc front door, picture rail, understairs cupboard, radiator, fitted carpet.

LOUNGE

15' 4" into bay x 13' 10" into recess (4.67m x 4.22m)
Upvc bay window to front, radiator, picture rail, tiled fireplace.

DINING ROOM

14' 11" x 12' into recess (4.55m x 3.66m) Upvc door and windows to garden, picture rail, tiled fireplace, radiator, fitted carpet.

KITCHEN/BREAKFAST ROOM

14' plus doorway x 9' 2" at widest point (4.27m x 2.79m)
Upvc window to rear, wall and base cupboards, sink unit, larder cupboard, wall mounted boiler, radiator, original airer, picture rail, door to:-

LOBBY

Built in cupboard, upvc door to garden, vinyl flooring, door to:-

CLOAKROOM

Upvc window to side, wc, vinyl flooring.

FIRST FLOOR

LANDING

Window to side, built in cupboard, radiator, loft access, original doors, fitted carpet.

BEDROOM 1

15' 11" x 10' 6" to chimney breast (4.85m x 3.2m) Upvc bay window to front, picture rail, original fire surround,





built in cupboard, radiator, fitted carpet.

BEDROOM 2

15' 4" x 10' 9" to chimney breast (4.67m x 3.28m) Upvc window to rear, original fire surround, cupboard to recess, picture rail, radiator, fitted carpet.

BEDROOM 3

9' 7" narrowing to 7'3" to stairwell x 9' 6" narrowing to 6' (2.92m x 2.9m) Upvc window to front, picture rail, radiator.

BEDROOM 4

9' 7" plus dormer x 8' 7" (2.92m x 2.62m) Double glazed dormer window to rear, picture rail, radiator, eaves storage cupboard, fitted carpet.



BATHROOM

Upvc window to side, suite comprising panelled bath, wash basin, radiator.

SEPARATE WC

Upvc window to side, wc., vinyl flooring.

OUTSIDE

Well tended West facing, sunny rear garden measuring approximately 86', laid to lawn, established shrubspatio area, timber shed, outside tap, gated side access.

Front garden with established shrubs

Off street parking for one car

Tenure: Freehold

Council tax band: E



Archery Road, SE9

Approximate Gross Internal Area = 128 sq m / 1382 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		83 B
69-80	C		
55-68	D	59 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

22 Well Hall Road
Eltham
London
SE9 6SF

www.bemardskinner.co.uk
020 8859 3033
mail@bemardskinner.co.uk

