

# Bernard Skinner



- Extended 3 bedroom semi
- 21' Rear reception room
- Further living room
- Recently fitted shower room

7 Allenswood Road, Eltham, SE9 6RW

Guide Price £450,000 - £475,000

Built in the 1930's this three bedroom semi-detached house with views of the London skyline to the front and of extensive woodland to the rear, has been extended across the rear. Situated within a few hundred yards of a variety of shops and bus routes on Well Hall Road and with highly regarded St.Thomas More RC primary school half a mile, Deansfield primary school 0.8 miles and Eltham station a little further. Providing two reception rooms, with the rear measuring 21' 10" x 11' 7", there is recently installed upvc glazing and shower room. With an easy maintenance rear garden, the property reflects in the price the somewhat dated fixtures and fittings. Why not take a look!





## Property Description

### ENTRANCE HALL

Front door, upvc window, radiator, understairs cupboard, fitted carpet.

### LOUNGE

11' 10" x 10' 8" (3.61m x 3.25m) Upvc window to front, cabinets to recesses, radiator, wooden fire surround, laminate flooring.

### 2ND RECEPTION ROOM

21' 10" x 11' 7" into recess (6.65m x 3.53m) French doors to garden, two radiators, fitted carpet.

### KITCHEN

18' 4" x 5' 10" (5.59m x 1.78m) Upvc windows to side and rear, wall and base units, integrated dishwasher, space for washing machine, 1.5 bowl sink unit, wall mounted boiler, upvc stable door to garden

### FIRST FLOOR

#### LANDING

Upvc window to side, loft access, fitted carpet.

#### BEDROOM 1

11' 9" into wardrobes x 11' 8" (3.58m x 3.56m) Upvc window to front, radiator, built in wardrobes to one wall, fitted carpet.

#### BEDROOM 2

11' 9" x 10' 1" (3.58m x 3.07m) Upvc window to rear with extensive views, radiator, fitted carpet.

#### BEDROOM 3

8' x 6' 2" (2.44m x 1.88m) Upvc window to front with extensive views, radiator.

#### SHOWER ROOM

Upvc window to rear, double shower unit, pedestal wash basin, wc., radiator, laminate flooring.







## OUTSIDE

The rear garden measures approximately 29' to hedging with another 10' or so beyond this point, artificial lawn, outside lights and tap, two timber sheds, block paved patio and sideways, gated side access.

Council tax band: D

Tenure: Freehold

# Allenswood Road, SE9

Approximate Gross Internal Area = 89 sq m / 962 sq ft



**Ground Floor**

**First Floor**

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	58   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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