

Bernard Skinner



97 Arsenal Road, Eltham, SE9 1JZ

Guide Price £450,000

- Three bedroom Progress house
- Two reception rooms
- Kitchen with integrated appliances
- Half a mile selection of primary schools

Much charm and character offered by this immaculately presented three bedroom terraced, cottage-style house within the sought-after Progress conservation area known for its winding roads and plentiful greens. Providing two reception rooms, stylishly fitted kitchen with integrated appliances and a ground floor bathroom, the three bedrooms all have fitted wardrobes. With a well tended and stocked rear garden measuring approximately 38' and off street parking. Situated within half a mile of a selection of highly regarded primary schools, variety of shops on both Westmount Road and Well Hall Road, the station is just a little further.



Property Description

ENTRANCE HALL

Part glazed upvc front door, understairs cupboard, laminate flooring, radiator.

LOUNGE

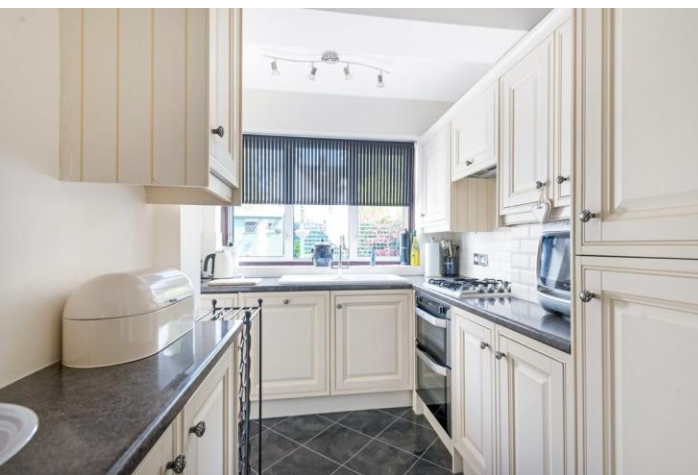
16' 4" x 10' 6" into recess (4.98m x 3.2m) Double glazed leaded light window to front, fitted gas coal effect fire, built in cabinet to recess, fitted carpet, radiator, patio doors to dining room.

DINING ROOM/CONSERVATORY

10' 1" x 7' 3" (3.07m x 2.21m) Upvc windows to front and side, electric radiator, fitted carpet, French doors leading to garden.

KITCHEN

10' x 8' 2" (3.05m x 2.49m) L-shaped room measured at widest points. Double glazed window to rear, cottage style kitchen with cream fronted wall and base units, 1.5 bowl porcelain sink unit, built in oven, hob and hood, integrated washing machine, dishwasher and fridge freezer, wall mounted boiler, part tiled walls, laminate flooring, door to dining room.



GROUND FLOOR BATHROOM

L-Shaped bathroom, double glazed window to rear, white suite comprising panelled bath with mixer tap and shower over, wc, wash basin, part tiled walls, heated towel rail, laminate flooring.



FIRST FLOOR

LANDING

Leaded light window to front, fitted carpet, loft access.

BEDROOM 1

12' 5" into wardrobe x 9' 1" (3.78m x 2.77m)
Double glazed leaded light window to rear, fitted wardrobes to one wall with recess for double bed, fitted chest of drawers, picture rail, fitted carpet, radiator.



BEDROOM 2

12' 4" x 7' 7" into wardrobe (3.76m x 2.31m)
Double glazed leaded light window to rear, fitted wardrobe, picture rail, laminate flooring, built in cupboard, radiator.

BEDROOM 3

6' 9" x 6' 6" to wardrobe (2.06m x 1.98m)
Double glazed leaded light window to front, fitted wardrobe, picture rail, laminate flooring, radiator.



OUTSIDE

Very well tended rear garden measures approximately 38', laid to lawn with paved patio, flower borders, outside tap, two timber sheds, one with power and light.

Off street parking to front

Established shrubs

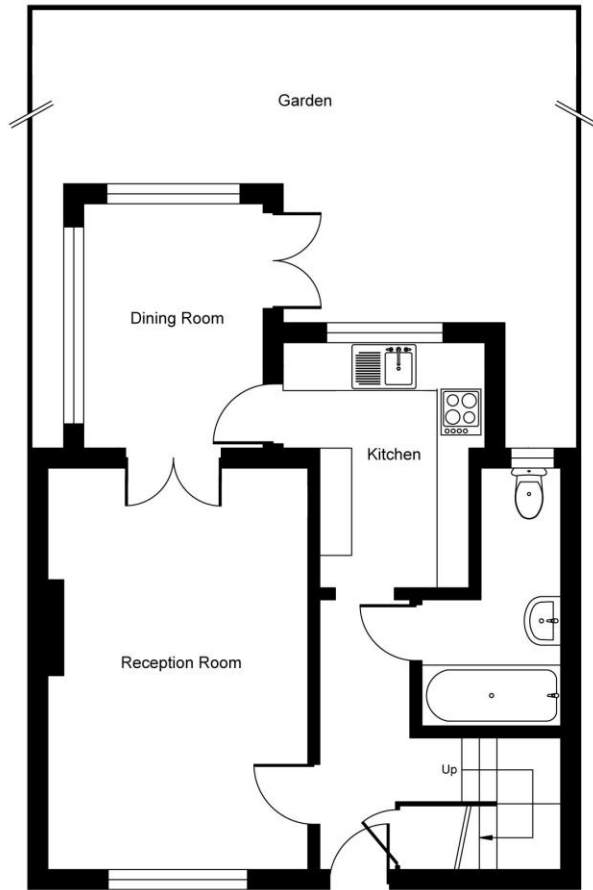
Arsenal Road, SE9

Approximate Gross Internal Area = 76 sq m / 823 sq ft

Tenure: Freehold

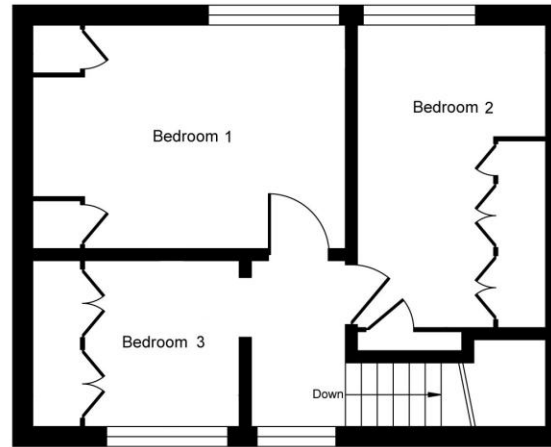
Council tax band: D

EPC: D



Ground Floor

IN



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.

Produced by Planpix

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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

OnTheMarket.com

rightmove

Zoopla
Smarter property search