

Bernard Skinner



- Well presented Bilton semi
- 3 bedrooms two with built-in furniture
- White gloss fitted kitchen
- Few hundred yards Deansfield Primary School

74 Crookston Road, Eltham, SE9 1YB

Guide Price £585,000

Situated in a popular side road, this very well presented three bedroom 1930's semi-detached Bilton house is within a few hundred yards of highly regarded Deansfield Primary School and extensive woodland opposite. Offering light and airy accommodation throughout, there are two living rooms and a high gloss fitted kitchen. With a sunny South facing garden measuring approximately 87' which is well stocked with a variety of flowers and shrubs, there are panoramic views of far and wide. Situated within about a mile of both Falconwood and Eltham stations and even closer to an extensive selection of shops and cafe's along Westmount road, this is a super home in our view, why not take a look!



Property Description

ENTRANCE HALL

UPVC front door and window to side, built in storage, understairs cupboard, radiator, linoleum flooring.

LOUNGE

14' 9" into bay x 11' 9" into recess (4.5m x 3.58m)
UPVC bay window to front, built in storage, radiator, wood flooring.

DINING ROOM

14' 9" x 9' 3" to chimney (4.5m x 2.82m) UPVC French doors and windows to garden, built in storage to recess, radiator, linoleum flooring.

KITCHEN

9' 11" x 7' 2" (3.02m x 2.18m) UPVC glazed door to garden and window to side, white gloss wall and base units, freestanding cooker with hood over, space for under counter fridge, freezer and washing machine, 1.5 bowl sink unit, radiator, linoleum flooring.

FITTED CUPBOARD

UPVC frosted window to side, radiator, linoleum flooring.

FIRST FLOOR

LANDING

UPVC window to side, loft access, linoleum flooring.

BEDROOM 1

15' 1" into bay x 9' 4" to wardrobe (4.6m x 2.84m)
UPVC bay window to front, fitted wardrobes to one wall, radiator, linoleum flooring.





BEDROOM 2

14' 6" x 11' 9" into recess (4.42m x 3.58m) UPVC window to rear, two small fitted wardrobes and dressing table, radiator, linoleum flooring.

BEDROOM 3

8' 6" x 7' 2" (2.59m x 2.18m) UPVC windows to front and side, radiator, linoleum flooring.

BATHROOM

5' 8" x 5' 6" (1.73m x 1.68m) UPVC window to rear, white suite comprising panelled bath with shower over, glass shower screen, wash basin, fully tiled walls and floor, radiator.

SEPRATE W.C.

UPVC window to side, W.C., wash basin, tiled floor.

OUTSIDE

A gardeners paradise offered by this, pretty and well stocked, partially walled rear garden measuring approximately 87', paved patio and pathways, terraced flower beds and borders with a plethora of colour at this time of year with a variety of flowers and shrubs, archway lined with Wisteria dividing up the garden and a pergola to provide seating, gated access, brick built shed, outside tap.

Shared block paved sideway

Front garden with flower bed and brick retaining wall.

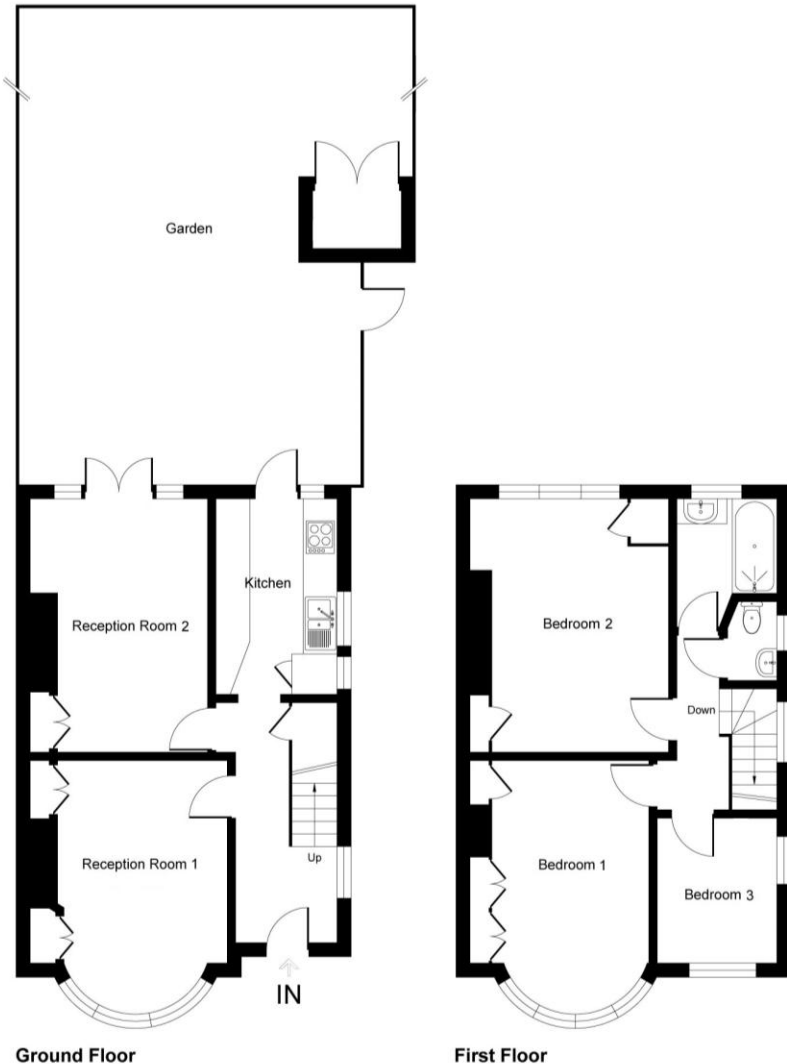
Tenure: Freehold

Council tax band: D



Crookston Road, SE9

Approximate Gross Internal Area = 96 sq m / 1028 sq ft
 Approximate Outbuilding Internal Area = 2 sq m / 18 sq ft
 Approximate Total Internal Area = 98 sq m / 1046 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		86 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

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