

Bernard Skinner



29 Cradley Road, New Eltham, SE9 2HD

Offers In Excess Of £620,000

- Three bedroom end of terrace
- Stylish kitchen/diner
- Half a mile Avery Hill park
- New Eltham station half a mile

Well presented end of terrace in popular road conveniently located within half a mile of New Eltham shops and station and acres of green space at Avery Hill park. Offered with scope to extend stpp, the property benefits from garage to side and own driveway, with a stylish kitchen/diner and bathroom with both bath and shower unit, there is a sizeable conservatory, open plan from the dining area offering further living space. With a well tended 50' garden with useful summerhouse, early viewing recommended.



Property Description

ENTRANCE HALL

UPVC front door, understairs cupboard with plumbing for washing machine, picture rail, wood flooring, radiator.

LOUNGE

13' 9" into bay x 13' into recess (4.19m x 3.96m)
Double glazed bay window to front, plantation shutters, wooden fire surround with gas coal effect fire, picture rail, wood flooring, radiator.

DINING AREA

12' 10" x 11' 6" into recess (3.91m x 3.51m) Fitted cream wall and base units, part tiled walls, wood flooring, radiator, open plan to kitchen.

KITCHEN

8' 3" x 7' 9" (2.51m x 2.36m) Fitted cream gloss wall and base units, built in oven, hob and cooker hood, 1.5 bowl sink unit, part tiled walls, space for dishwasher and American fridge/freezer, wood flooring.

CONSERVATORY

17' 5" x 11' 10" (5.31m x 3.61m) UPVC windows and French doors to garden, wood flooring and radiator.

FIRST FLOOR

LANDING

Double glazed window to side, fitted carpet, radiator, loft access.





BEDROOM 1

13' 10" into bay x 10' 10" to chimney breast (4.22m x 3.3m) Double glazed bay window to front, plantation shutters, fitted wardrobes to recesses, fitted carpet, radiator.

BEDROOM 2

12' 11" x 9' 9" (3.94m x 2.97m) Double glazed window to rear, fitted wardrobe, drawers and shelving to recesses, picture rail, panelled wall, laminate flooring, radiator.



BEDROOM 3

7' 11" x 7' 1" (2.41m x 2.16m) Double glazed window to front, plantation shutters, fitted wardrobe, drawers and cupboards to one wall, fitted carpet, radiator.

BATHROOM

8' x 8' (2.44m x 2.44m) Double glazed frosted windows to rear, white suite comprising panelled bath with mixer tap and hand shower, separate shower unit, wc., wash basin with fitted storage, airing cupboard, fully tiled walls, heated towel rail, vinyl flooring.



ATTACHED GARAGE

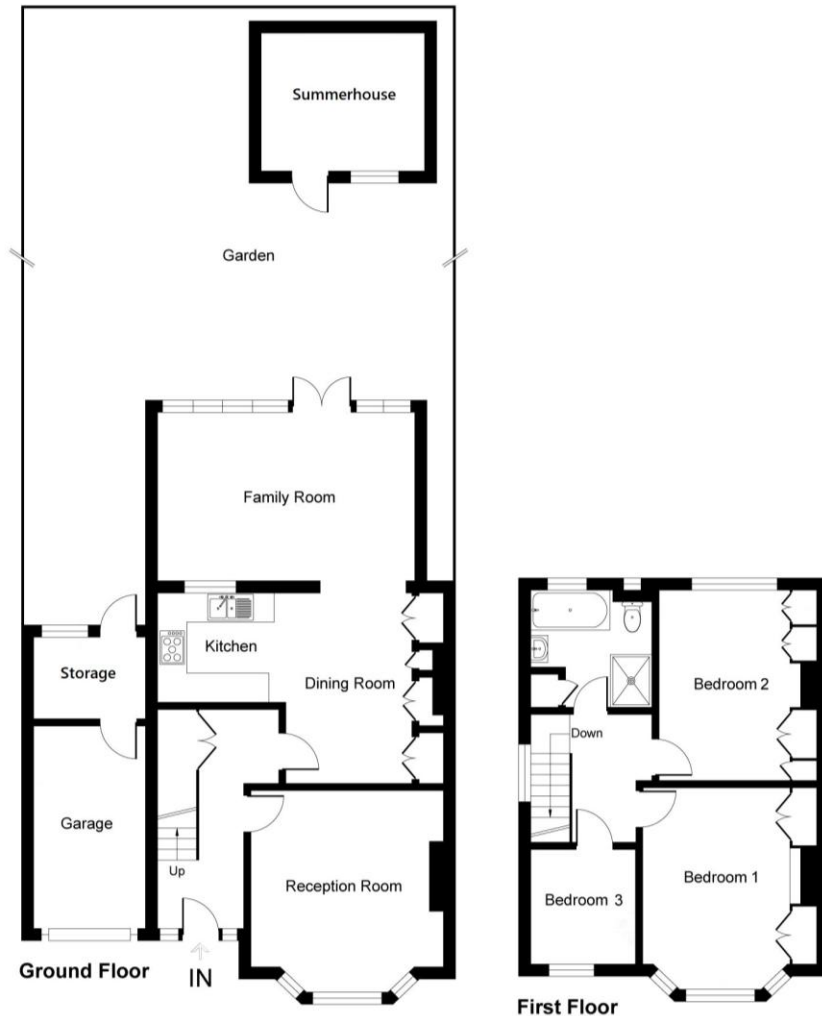
13' 8" x 7' 7" (4.17m x 2.31m) Up and over door, door leading to:-

STORAGE AREA

7' 6" x 5' 6" (2.29m x 1.68m) Power and light, door to garden.

Cradley Road, SE9

Approximate Gross Internal Area = 111 sq m / 1195 sq ft
 Approximate Garage Internal Area = 14 sq m / 149 sq ft
 Approximate Outbuilding Internal Area = 10 sq m / 103 sq ft
 Approximate Total Internal Area = 135 sq m / 1447 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

OUTSIDE

Rear garden measures approximately 51' with raised decked area with pergola, mainly laid to lawn with mature shrubs, outside tap, outside light and power, shed with power and light, summerhouse with power and light measures 11' x 9' 4".

Own drive block paved with parking for two cars, outside light and power.

Tenure: Freehold

Council tax band: D

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