

Bernard Skinner



4 Glenlyon Road, Eltham Park, SE9 1AJ

Guide Price £725,000

- 4 Bedroom 1920's semi
- Prime road
- No onward chain
- 88' South facing garden

Situated in a prime road at Eltham Park, this four bedroom semi-detached 1920's house affords the opportunity to update to own taste. In the current ownership for at least 50 years, the property has many original features and is deceptively spacious throughout with two sizeable receptions and four good sized bedrooms. Situated within a few hundred yards of acres of park and woodland at Eltham Park South and leading into Oxleas woods, there are a selection of highly regarded primary schools close to hand with St. Mary's RC within half a mile and Gordon and Eltham C of E a little further. With a wide a variety of shops and café's within a few hundred yards a Westmount Road and no onward chain, why not take a look, we hold keys.



Property Description

SPACIOUS ENTRANCE HALL

Front door, window to side, understairs cupboard, picture rail, original ceiling cornice, original doors.

LOUNGE

16' 5" into recess x 13' at widest points (5m x 3.96m)
Windows to front, wooden fire surround with tiled inset, original ceiling cornice, two radiators.

DINING ROOM

14' 11" x 11' 10" into recess (4.55m x 3.61m) Casement doors to garden, tiled fireplace, picture rail, radiator.

KITCHEN

11' 3" x 10' 1" (3.43m x 3.07m) Sash window to rear, sink unit, larder cupboard, original ceiling ailer, wall mounted boiler, radiator, part glazed door to garden.

FIRST FLOOR

LANDING

Sash window to side, radiator, picture rail, original doors.

BEDROOM 1

13' 11" into recess x 13' (4.24m x 3.96m) Windows to front, tiled fireplace, picture rail, radiator.

BEDROOM 2

14' 11" x 8' 11" plus recess (4.55m x 2.72m) Sash window to rear, cast iron fireplace, picture rail, radiator.

BEDROOM 3

10' x 9' 6" (3.05m x 2.9m) Window to front, picture rail, radiator.





BEDROOM 4

8' 11" x 8' 1" (2.72m x 2.46m)

Sash window to rear, radiator.

BATHROOM

Sash window to rear, panelled bath, wash basin, radiator.

SEPARATE WC

Window to side, wc.

OUTSIDE

The South facing, sunny rear garden measures approximately 70', laid to lawn, gated side access.

Lawned front garden.

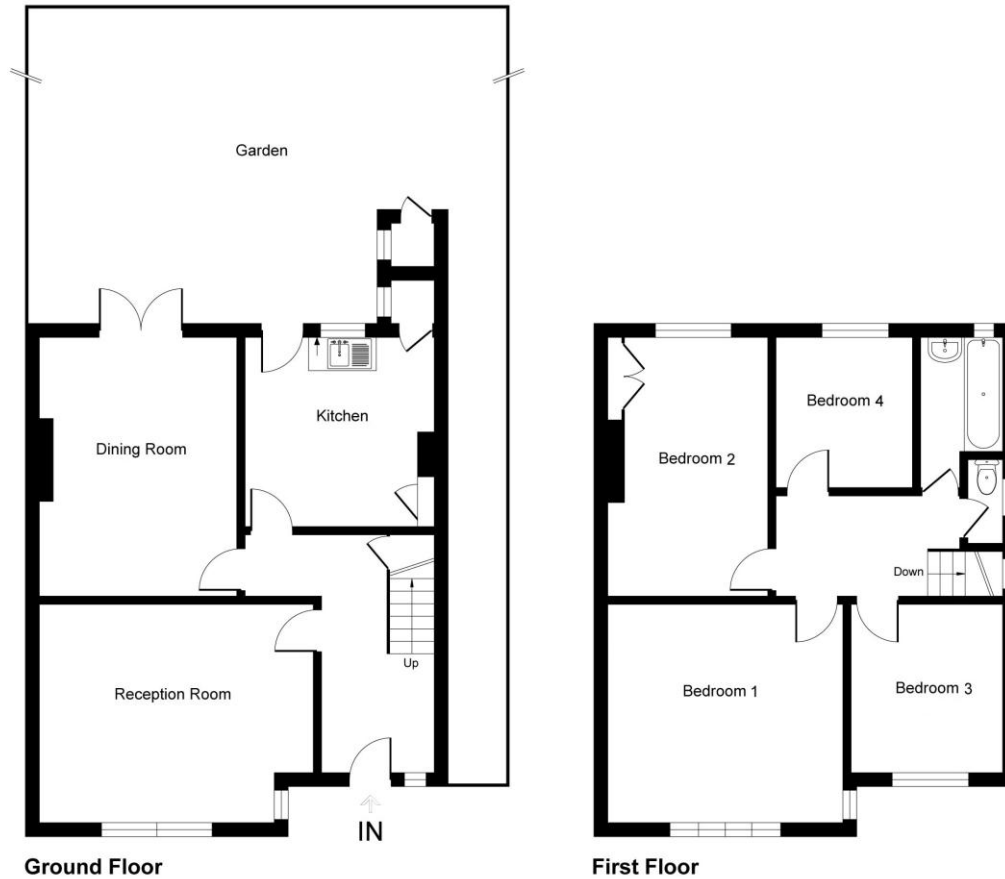
Tenure Freehold

Council tax band E



Glenlyon Road, SE9

Approximate Gross Internal Area = 123 sq m / 1328 sq ft
 Approximate Garage Internal Area = 1 sq m / 7 sq ft
 Approximate Total Internal Area = 124 sq m / 1335 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		
69-80	C		79 C
55-68	D		
39-54	E	50 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