





This Victorian four bedroom semi-detached family home is situated in a conservation area on the South Circular. Surprisingly quiet inside, there is a good sized, well equipped kitchen/diner leading to patio which is perfect for entertaining. Its location has the benefit of being close to excellent road and public transport link with Eltham High Street 3/4 mile away. There is off-street parking for up to three cars.

Extended to the side and rear, this spacious property offers a sizeable kitchen/diner with separate utility room, second reception room/study and a good sized main reception room. The four bedrooms are situated over two upper floors, all with built in or freestanding wardrobes to remain. The owners installed underfloor heating downstairs as well as UPVC double glazing and a new roof, which keeps the energy costs comparatively low for a property of this size.



With plenty of scope for new owners to make this vibrant family home their own, this house needs to be seen.

## ENTRANCE HALL

Front door with coloured leaded lights, original cornice, meter cupboard, downstairs cupboard, tiled floor with underfloor heating.

## LOUNGE

24' 5" x 11' 11" into recess (7.44m x 3.63m) Upvc sash window to front, ceiling cornice, marble fire surround with cast iron inset, engineered wood flooring with underfloor heating, double doors to:-

## RECEPTION 2

13' 8" x 7' 11" (4.17m x 2.41m) Upvc sash window to front, engineered wood flooring with underfloor heating.

## KITCHEN/DINER

24' 9" narrowing to 8'8 at kitchen end x 18' 2" narrowing to 13'3(7.54m x 5.54m) Window to rear, extensively fitted with cream wall and base units, granite work surfaces, integrated dishwasher, grill and microwave, lantern skylight, further skylight, tiled floor with underfloor heating, patio doors to garden, open-plan to:-

## LOBBY AREA

8' 7" x 6' (2.62m x 1.83m) Fitted storage, tiled floor with underfloor heating.

## UTILITY ROOM

9' 9" x 6' 2" (2.97m x 1.88m) Skylight, fitted wall and base units, sink unit, wall mounted boiler, space for white goods, tiled floor with underfloor heating.



## CLOAKROOM

Wc, wash basin, tiled floor with underfloor heating.

## FIRST FLOOR

## LANDING

Radiator, varnished floorboards, original doors, stairs to 2nd floor.







### **BEDROOM 1**

12' 11" x 11' 7" into wardrobes (3.94m x 3.53m)  
Upvc sash window to front, radiator, fitted wardrobes, fitted carpet.

### **BEDROOM 2**

12' 3" x 11' 7" into wardrobes (3.73m x 3.53m)  
Upvc sash window to rear, radiator, fitted carpet.

### **BATHROOM**

11' 2" x 6' (3.4m x 1.83m) Upvc sash window to rear, white suite comprising panelled bath with mixer tap and handshower, twin wash basins, wc., part tiled walls.

### **SHOWER ROOM**

Upvc sash window to front, shower unit, wash basin, heated towel rail, fully tiled walls, tiled floor.

### **2ND FLOOR LANDING**

Upvc window to front, eaves cupboard, stripped floorboards.

### **BEDROOM 3**

12' 7" x 11' 9" (3.84m x 3.58m) Upvc sash window to front, wardrobe to remain, radiator, fitted carpet.

### **BEDROOM 4**

11' 7" x 11' 3" (3.53m x 3.43m) Limited head height to doorway, upvc sash window to rear, wardrobe to remain, radiator, fitted carpet.

### **OUTSIDE**

The rear garden measures approximately 88', patio area, established shrubs and trees, gated side access.

Paved frontage providing parking for 3/4 vehicles.

Tenure: Freehold

Council tax band E



**Eltham Green, SE9**  
 Approximate Gross Internal Area = 177 sq m / 1903 sq ft  
 (excludes restricted head height)



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		78 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.