

Bernard Skinner



226 Court Road, Mottingham, SE9 4TX

Guide Price £625,000 - £650,000

**** CHAIN FREE BUYERS ONLY ****

- 4 Bedroom 1930's semi
- Few hundred yards Mottingham station
- Full refurbishment required
- 3 Living rooms

This sizeable four bedroom 1930's semi-detached house in the current family for seven decades offers plenty of scope to update to own taste. With three good sized reception rooms, there are three double and a fourth bedroom measuring 10' x 8'. Offering many original features, there is plenty of character and the property benefits from an attached garage and own driveway. The rear garden measures 126' and does require some attention. Situated within half a mile of Eltham college, Mottingham Village shops are a few hundred yards away as is Mottingham station.



Property Description

ENTRANCE HALL

Front door, windows with coloured leaded lights, understairs cupboards, fitted carpet.

RECEPTION 1

16' 4" into bay x 15' 3" into recess (4.98m x 4.65m) Bay window to front, original wooden fire surround with tiled inset and hearth, original ceiling cornice, fitted carpet

RECEPTION 2

16' 5" into bay x 11' 5" into recess (5m x 3.48m) Bay window with French windows to garden, original wooden fire surround with tiled inset and hearth, original cornice, fitted carpet.

RECEPTION 3

11' 1" x 9' 3" (3.38m x 2.82m) French doors and windows to garden, original wooden fire surround, original dresser

KITCHEN

10' 9" narrowing 7' 2" x 8' 5" narrowing to 4' 5" (3.28m x 2.57m) 'L' shaped room, window to side, fitted base units, freestanding cooker, stainless steel sink unit, door to garden with coloured leaded lights, tiled flooring, door to:-

CLOAKROOM

Window to rear, w.c, vinyl flooring

LANDING

Loft access and skylight.

BEDROOM 1

16' 4" into bay x 15' 3" into recess (4.98m x 4.65m) Bay window to front, original wooden fire surround with tiled





inset and hearth

BEDROOM 2

16' 3" into bay x 11' 5" into recess (4.95m x 3.48m) Bay window to rear, built in wardrobe, original wooden fire surround

BEDROOM 3

14' 4" into recess x 9' 7" (4.37m x 2.92m) Window to rear, original wooden fire surround

BEDROOM 4

10' 3" x 8' 0" (3.12m x 2.44m) Window to rear



STUDY

8' 0" x 5' 8" (2.44m x 1.73m)

BATHROOM

Window to rear, white suite comprising panelled bath, wash basin, shower unit, storage cupboard, part tiled walls

SEPARATE WC

Window to side, w.c

OUTSIDE

The rear garden measures approximately 136' x 38', lawned with flower borders, needing attention, outside tap, gated side access

Own block paved driveway for 2 vehicles leads to integral garage 16'4 x 7'7

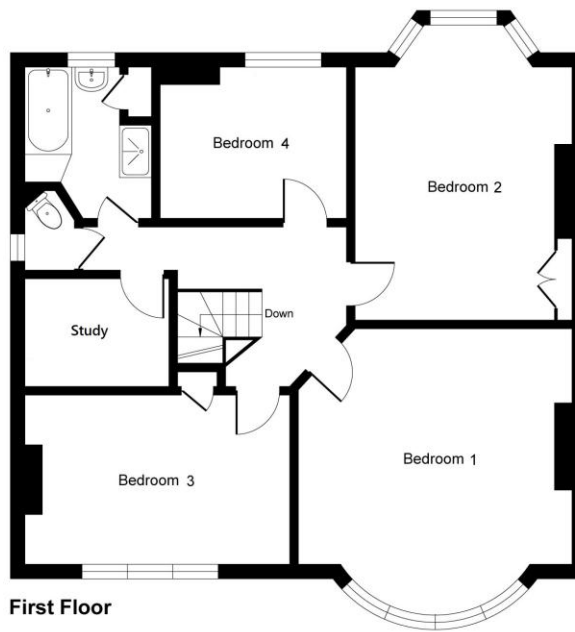
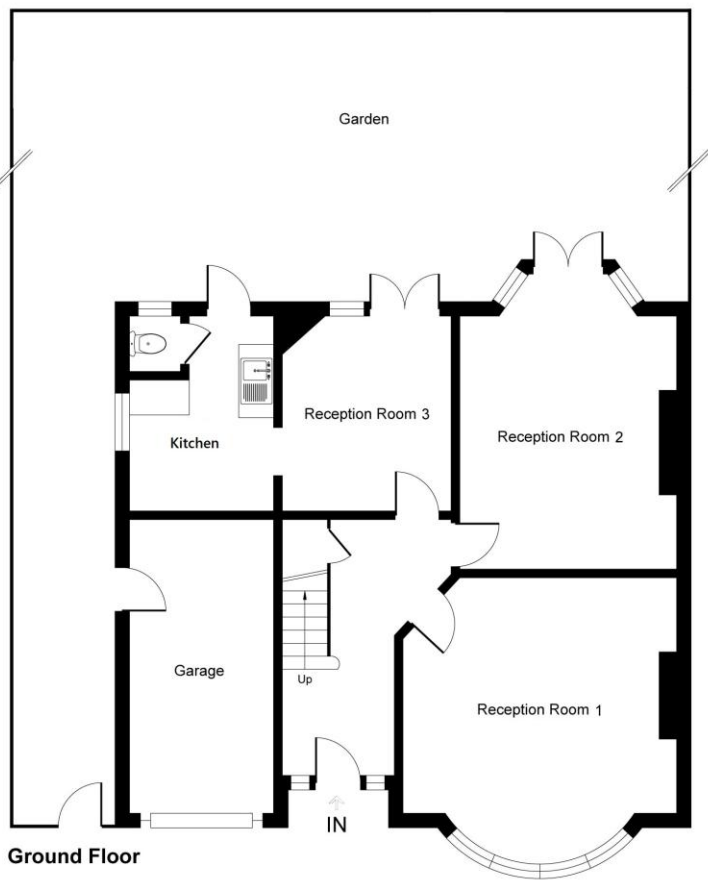
Tenure: Freehold

Council Tax Band: 'F'



Court Road, SE9

Approximate Gross Internal Area = 171.3 sq m / 1844 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		82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	1 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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