

# Bernard Skinner



18 Strongbow Road, Eltham, SE9 1DT

Guide Price £750,000

- 4 Double bedroom semi
- No onward chain
- Central Eltham
- Few hundred yards station

So conveniently located with Eltham station within a few hundred yards, The High Street around half a mile and Eltham C of E primary school even closer, this very well proportioned and handsome 1920's built semi-detached house provides four double bedrooms and two sizeable living rooms. With a substantial kitchen/breakfast room and spacious hallway and landing, much character is provided by the many original features throughout. With a well tended 80' garden, integral garage and own driveway, this is a super family home offering the opportunity to update to own taste.



## Property Description

### SPACIOUS ENTRANCE HALL

Part glazed front door, picture rail, radiator, original stairway with oak handrail.

### RECEPTION 1

17' 9" narrowing to 12'1 x 13' 4" narrowing to 9'11 (5.41m x 4.06m) French doors to garden, radiator, wooden fire surround with cast iron and tiled inset, picture rail.

### RECEPTION 2

13' 3" into bay x 12' into recess (4.04m x 3.66m) Bay window to front, wooden fire surround with cast iron and tiled inset, picture rail, radiator, door to:-

### GROUND FLOOR SHOWER/WC

Window to side, shower unit with large and small shower heads, wc, wash basin, heated towel rail, tiled floor.

### KITCHEN/BREAKFAST ROOM

17' x 11' 4" at widest points (5.18m x 3.45m) Windows to side and rear, fitted wall and base units, double bowl sink unit, larder cupboard, space for dishwasher, cupboard housing lagged cylinder and immersion heater, picture rail, radiator, door to:-

### LOBBY AREA

Door to garden, door to cupboard housing wall mounted boiler and space for washing machine.

### FIRST FLOOR

### LANDING

Window to side on half landing, loft access with retractable ladder, built in cupboard, fitted carpet.





#### BEDROOM 1

16' into bay x 11' 5" mid point (4.88m x 3.48m) Bay window to front, picture rail, built in cupboard, radiator, fitted carpet.

#### BEDROOM 2

16' 6" into half bay and including cupboard space x 13' 7" (5.03m x 4.14m) Half bay window to rear, built in cupboard, picture rail, radiator, fitted carpet.

#### BEDROOM 3

12' 6" x 11' plus dormer (3.81m x 3.35m) Window to front, radiator, fitted carpet.



#### BEDROOM 4

11' x 10' 2" (3.35m x 3.1m) Window to rear, radiator, fitted carpet.

#### BATHROOM

Window to side, white suite comprising panelled bath, shower over, pedestal wash basin, wc, radiator, vinyl flooring.

#### SEPARATE WC

Window to side, wc., radiator, vinyl flooring.



#### OUTSIDE

The well tended and stocked rear garden measures approximately 80' x 29', laid to lawn, established shrubs and flower borders, fruit trees, paved patio, two sheds, outside lights and tap, gated side access.

Own driveway leads to integrated garage 15' 6" x 7' 6".

Tenure: Freehold

Council Tax band: F

EPC: E



## Strongbow Crescent, SE9

Approximate Gross Internal Area = 158 sq m / 1697 sq ft  
 Approximate Garage Internal Area = 11 sq m / 114 sq ft  
 Approximate Total Internal Area = 169 sq m / 1811 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             |         |           |
| 55-68 | D             |         | 65 D      |
| 39-54 | E             | 47 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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