

Bernard Skinner

8 HALONS ROAD, ELTHAM SE9 5BS

GUIDE PRICE £675,000





So much character and charm with this generously proportioned four bedroom Victorian terrace in a side road within a few hundred yards of highly regarded St. Thomas More Roman Catholic secondary school. With many original features, the property is much improved by the current owners and provides a sizeable 23' living room and 17' light and airy kitchen/diner with utility room and ground floor cloakroom. With spacious hallway and landing, there is tasteful décor throughout and upvc replacement windows in keeping with the original style. Situated within half a mile of Eltham High Street and a little further to Wyborne primary school and New Eltham station, Green Chain walk is within a few hundred yards giving access to Avery Hill park. With a well stocked and tended rear garden of 57', with a wide variety of flowers, shrubs and trees, this is a super family home ready and waiting to move into.



ENTRANCE HALL

Part glazed front door, radiator, understairs cupboard, picture rail and dado rail, wood flooring.

LIVING ROOM

23' 6" x 13' 2" narrowing to 11'11" (7.16m x 4.01m)

Upvc window to front, wooden fire surround with tiled inset and hearth, further recessed fireplace with marble mantel, window to rear with coloured leaded lights, picture rail, radiator, fitted carpet.

KITCHEN/DINER

17' 7" x 12' 6" (5.36m x 3.81m) Plus 8'6" x 5'5".

Upvc window to rear with sash opening, Upvc French doors to garden, 3 skylights, fitted with range of wall and base units, integrated dishwasher, Butler sink, cooker hood, original ceiling cornice, wood flooring.

UTILITY ROOM

Space for fridge/freezer and washing machine, fitted wall and base units, work surfaces, wall mounted boiler, radiator, quarry tiled floor.

CLOAKROOM

Wc with concealed cistern, wash basin, picture rail, radiator, wood flooring.



FIRST FLOOR

LANDING

Loft access, radiator, picture and dado rails, fitted carpet.







BEDROOM 1

15' 5" to chimney breast and plus wardrobe space x 11' 10" (4.7m x 3.61m) Two Upvc windows to front, built in wardrobes to one wall, original cast iron fire surround with tiled inset, original ceiling cornice, picture rail, radiator, built in cupboard housing lagged cylinder and immersion heater, fitted carpet.

BEDROOM 2

12' 4" into recess x 11' 6" (3.76m x 3.51m) Upvc window to rear with sash opening, original cast iron fire surround with tiled inset and hearth, picture rail, radiator, fitted carpet.

BEDROOM 3

10' 4" x 8' 9" (3.15m x 2.67m) Upvc window to rear with sash opening, original cast iron fire surround, picture rail, built in cupboard, radiator, fitted carpet.

BEDROOM 4

7' 6" x 6' 7" (2.29m x 2.01 m) Upvc window to side with sash opening, picture rail, radiator, fitted carpet.

BATHROOM

8' 6" x 4' 9" (2.59m x 1.45m) Upvc window to side with sash opening, white suite comprising panelled bath with mixer tap and

handshower with separate shower over, pedestal wash basin, wc, part tiled walls, heated towel rail/ radiator combined, wood flooring.

OUTSIDE

The well stocked and tended rear garden measures approximately 57', wide variety of shrubs and flowers, fruit trees, raised patio area and pond, outside tap and lights, gated rear access leading to Ladysmith Road.

Front garden

Council tax band: E

Tenure: Freehold



Halons Road, SE9

Approximate Gross Internal Area = 138 sq m / 1485 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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