



- 4 Bedroom semi-detached Corbett House
- Central to all amenities
- New Roof
- 18' x 14' extended Kitchen/Diner
- Two reception rooms
- Utility/Cloakroom
- Master bedroom/shower room
- Family bathroom
- 95' Sunny South facing garden



No expense spared with this stylishly presented, extended and much improved four bedroom semi-detached Edwardian Corbett house. So conveniently located with Eltham station and highly regarded Gordon primary school within a few hundred yards, this spacious property has the benefit of a full width ground floor rear extension providing an 18' x 14' kitchen/diner with bi-folding doors to the garden. With a recent loft conversion housing the master bedroom and shower room, there are three further sizeable bedrooms and a good sized family bathroom. With many attractive and period features throughout the property is tastefully decorated and has two separate living rooms, utility/cloakroom and a very well tended 95' sunny, South facing rear garden. Within a few hundred yards of a variety of shops at both Well Hall Road and Westmount Road, extensive park and woodland is within half a mile or so. Overall a super family home with plenty of space and character in a central location with all amenities close to hand. Take a look and see for yourself.

ENTRANCE HALL

Front door with coloured leaded lights, ceiling cornice and rose, dado rail, understairs cupboard, laminate flooring.

RECEPTION 1

16' 5" into bay x 14' 1" into recess (5m x 4.29m) Double glazed bay window to front with plantation shutters, stone fire surround with cast iron and tiled inset and gas coal effect fire, ceiling cornice and rose, picture rail, radiator, varnished floorboards.

RECEPTION 2

12' 1" x 11' 6" into recess (3.68m x 3.51m) Stone fire surround with cast iron and tiled inset and gas coal effect fire, ceiling cornice and rose, picture rail, radiator, varnished floorboards, open plan to:-

KITCHEN/DINER

18' 11" x 14' 1" narrowing to 12' (5.77m x 4.29m) Triple glazed bi-folding doors and window to garden, three Velux windows, cream wall and base units, central island with breakfast bar, Butchers block worksurfaces, Butler sink, integrated dishwasher, space for range cooker and American fridge freezer, space for wine cooler cabinet, stainless steel cooker hood, cupboard housing Worcester boiler, varnished floorboards, two radiators, Panasonic air conditioning unit.



UTILITY ROOM/CLOAKROOM

7' 9" x 7' 2" (2.36m x 2.18m) Megaflo hot water cylinder, space for washing machine and tumble dryer, Butler sink, wc., tiled flooring, heated towel rail, extractor fan.







FIRST FLOOR

LANDING

New carpet runner to the stairs, stairs leading to second floor.

BEDROOM 2

16' 7" into bay x 11' 8" (5.05m x 3.56m) Double glazed bay window to front with plantation shutters, cast iron fire surround, fitted cupboard, picture rail, fitted carpet, radiator.

BEDROOM 3

12' 2" x 10' 9" to chimney (3.71m x 3.28m) Triple glazed window to rear, cast iron fire surround, fitted wardrobes to recesses, picture rail, fitted carpet, radiator.

BEDROOM 4

9' 3" x 6' 9" to chimney (2.82m x 2.06m) Double glazed window to front with plantation shutters, fitted wardrobe, cast iron fire surround, fitted carpet, radiator.

BATHROOM

7' 9" x 7' 5" (2.36m x 2.26m) Two triple glazed windows to rear, a Burlington white suite comprising freestanding bath with mixer tap and hand shower, shower unit, wc., wash basin, part tiled walls, heated towel rail, tiled flooring.

SECOND FLOOR

LANDING

Velux window, new carpet runner to stairs.

BEDROOM 1

19' 6" x 11' 8" into recess, with storage area measuring 8' x 3' 5" (5.94m x 3.56m) Triple glazed window to rear and two Velux windows, fitted wardrobes, fitted carpet, cast iron radiator, Panasonic air conditioning unit.

SHOWER ROOM

7' 5" x 5' 8" (2.26m x 1.73m) Triple glazed window to rear, Burlington white suite comprising W.C., wash basin, double shower unit, part tiled walls, tiled flooring, heated towel rail.

OUTSIDE

Well tended South facing, sunny rear garden measures approximately 95', limestone patio area with raised flower beds and retaining wall, steps leading to lawn and an archway leading to hardstanding and substantial timber shed, outside tap and light, gated side access.

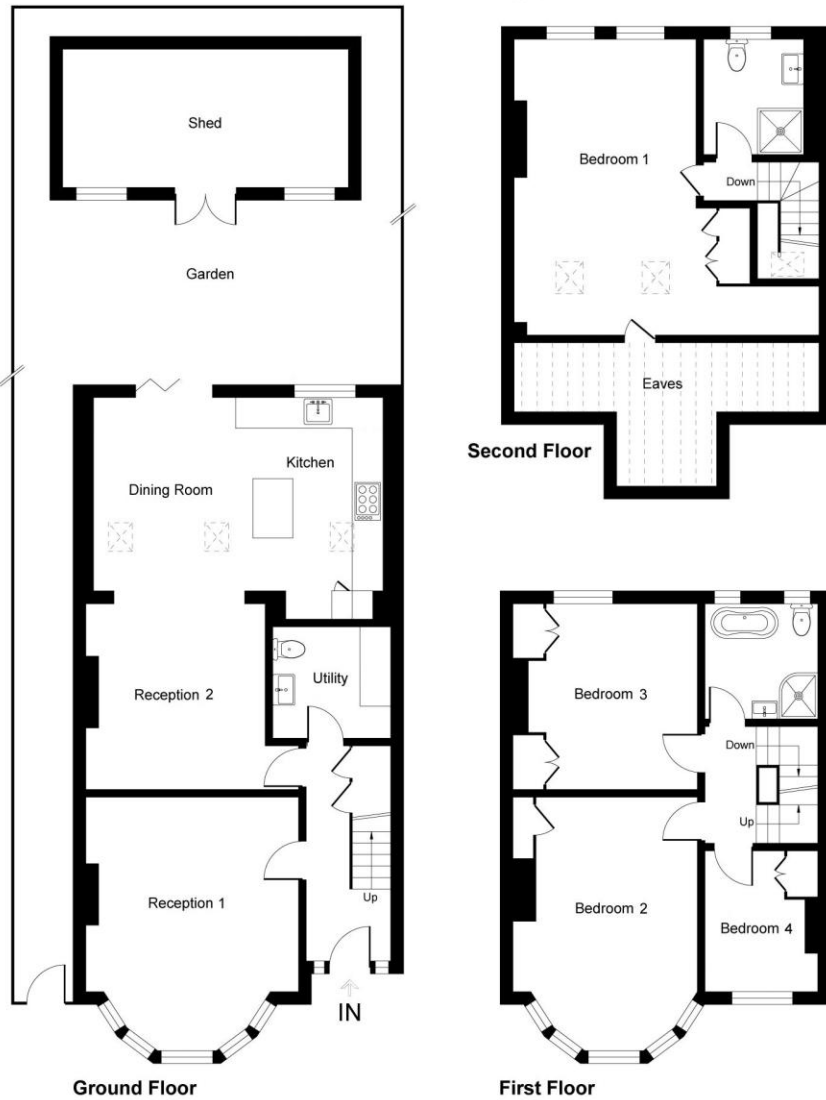
Frontage - block paved parking for two vehicles.

Tenure: Freehold.

Council tax band: E

Dunvegan Road, SE9

Approximate Gross Internal Area = 158 sq m / 1698 sq ft
 Approximate Outbuilding Internal Area = 16 sq m / 167 sq ft
 Approximate Total Internal Area = 174 sq m / 1865 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		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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