

Bernard Skinner



164 Crookston Road, Eltham, SE9 1YE

Guide Price £725,000 - £750,000

- Spacious 5 bedroom semi
- Few hundred yards Deansfield PS
- 0.8 mile Falconwood station
- 26' 11" Kitchen/diner

Substantial and well presented 5 bedroom semi-detached Bilton house with double-storey extension providing a sizeable, light and airy family home in a popular side road. With highly regarded Deansfield primary school within a few hundred yards and Falconwood station 0.8 miles away, there is extensive woodland and open space at Oxleas woods and meadows immediately to hand. With spacious ground floor accommodation provided by a through living room and stylish, recently fitted 26'10 x 10'11 kitchen/diner with integrated appliances, there is plenty of space for the growing family both inside and out with a sunny Westerly facing 81' rear garden. With parking for up to 3 vehicles, ground floor cloakroom and both bathroom and shower room, why not take a look and see for yourself!



Property Description

ENTRANCE HALL

Composite front door, understairs cupboard, radiator, wood flooring.

THROUGH LIVING ROOM

27' 4" into bay x 13' 5" into recess (8.33m x 4.09m)
Upvc bay window to front, patio doors to garden, radiator, wood flooring.

THROUGH KITCHEN/DINER

26' 10" x 10' 11" (8.18m x 3.33m) Upvc windows to front, side and rear, recently fitted with wide range of white gloss wall and base units, integrated dishwasher, washing machine, American style fridge, microwave, Smeg range cooker, stainless steel chimney hood, inset ceramic sink, breakfast bar, marble worksurfaces and splashbacks, radiator, wood flooring, through to:-

UTILITY AREA

Upvc part glazed door and window to garden, cupboard housing boiler, radiator, double doors to entrance hall, wood flooring.

CLOAKROOM

Wc, wash basin, fully tiled walls, wood flooring.

FIRST FLOOR

SPACIOUS LANDING

Loft access, fitted carpet.

BEDROOM 1

13' 2" into bay x 12' 2" (4.01m x 3.71m) Upvc bay window to front, radiator, fitted carpet.





BEDROOM 2

13' 4" x 12' (4.06m x 3.66m) Upvc window to rear, built in cupboard, radiator, fitted carpet.

BEDROOM 3

11' 11" narrowing to 9' x 11' 2" (3.63m x 3.4m) Upvc window to front, radiator, fitted carpet.

BEDROOM 4

11' 2" into recess x 9' 8" (3.4m x 2.95m) Upvc window to rear, radiator, fitted carpet.

BEDROOM 5

7' 8" x 7' 5" (2.34m x 2.26m) Upvc window to front, radiator, fitted carpet.



BATHROOM

8' 11" x 7' 2" (2.72m x 2.18m) Upvc window to rear, white suite comprising panelled bath with shower over, pedestal wash basin, wc, heated towel rail, tiled walls and flooring.

SHOWER ROOM

Upvc window to side, shower unit, pedestal wash basin, wc., heated towel rail, tiled walls and flooring.



OUTSIDE

The sunny, Westerly facing rear garden measures approximately 81' x 35' tapering to the rear to 17', decked patio area, pond with paved surround and patio, outside lighting, tap and awning, laid to lawn with borders, two sheds, gated side access, outside power sockets.

Block paved frontage providing parking for up to 3 vehicles, lawned area

Preliminary detail - awaiting validation

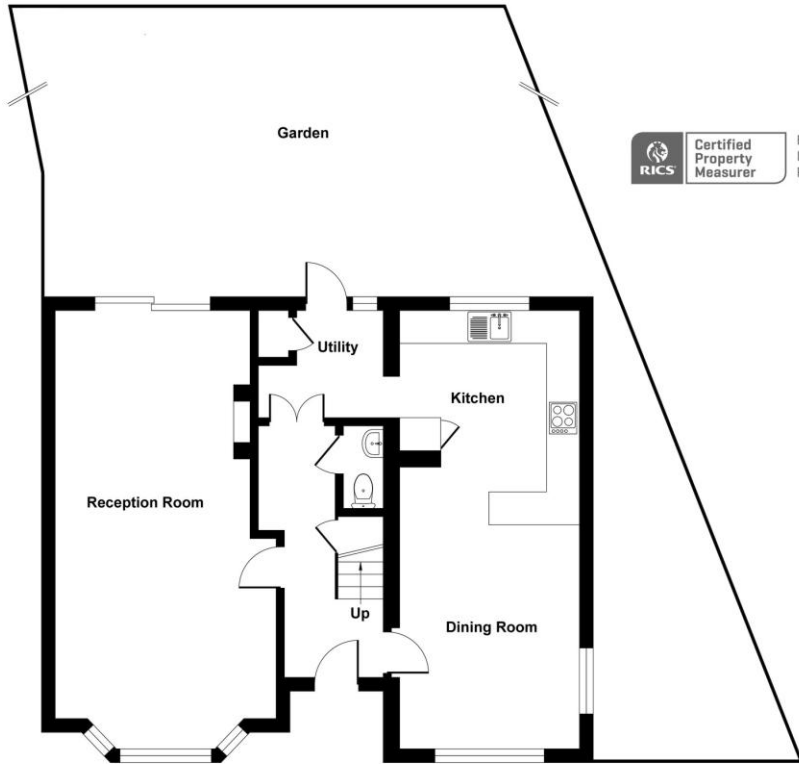
Crookston Road, SE9

Approximate Area = 1605 sq ft / 149.1 sq m

For identification only - Not to scale

Tenure: Freehold

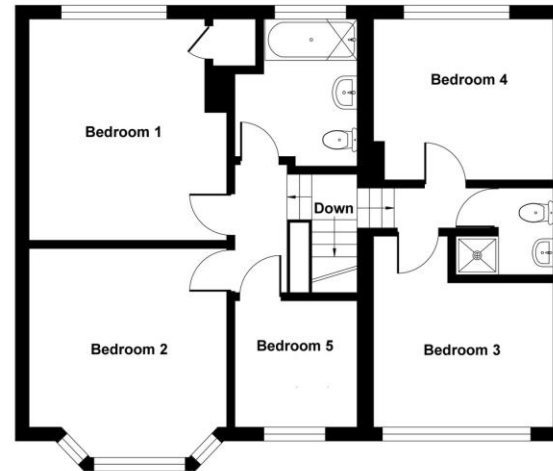
Council tax band: F



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Bernard Skinner. REF: 612165



FIRST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	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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