

# Bernard Skinner



20 The Underwood, Eltham, SE9 3EN

Guide Price £425,000 - £450,000

- Well presented 3 bedroom terrace
- Gated/covered sideway
- Two reception rooms
- Pretty and well tended garden

Well presented three bedroom terraced house with covered side access, within a few hundred yards of Greenacres primary school. Providing two reception rooms and a ground floor cloakroom, there is a well tended and stocked, sunny, Westerly facing garden. Situated within a third of a mile of shops and amenities at the Mound, New Eltham, Mottingham station is within a mile or so as is Chislehurst High Street with it's selection of shops and restaurants. With off street parking for two vehicles, we recommend early viewing of this super home which has been in the current ownership for over four decades.



## Property Description

### PORCH

### ENTRANCE HALL

Front door and double glazed window, radiator, understairs cupboard, fitted carpet.

### LOUNGE

14' 1" into recess x 13' 5" into bay (4.29m x 4.09m)  
Double glazed Georgian style bay window to front, radiator, fitted carpet, archway to:-

### DINING ROOM

10' 1" x 8' 0" (3.07m x 2.44m) Double glazed Georgian style French doors to garden, radiator, fitted carpet.

### KITCHEN

10' 1" x 8' 4" (3.07m x 2.54m) Double glazed Georgian style window to rear, fitted wall and base units with worksurfaces, space for washing machine and fridge/freezer, freestanding cooker with cooker hood over, 1.5 bowl sink unit, tiled flooring.

### CLOAKROOM

Double glazed Georgian style window to side, w.c, part tiled walls, tiled flooring.

### LANDING

Double glazed window to side, loft access, fitted carpet.





#### BEDROOM 1

11' 5" x 11' 3" (3.48m x 3.43m) Double glazed Georgian style window to front, fitted wardrobes, radiator, fitted carpet.

#### BEDROOM 2

11' 3" x 10' 2" (3.43m x 3.1m) Double glazed Georgian style window to rear, radiator, fitted carpet.

#### BEDROOM 3

8' 5" widest point x 8' 5" longest point (2.57m x 2.57m) Double glazed Georgian style window to front, built in storage cupboard, radiator, fitted carpet.



#### SHOWER ROOM

6' 9" x 6' 0" (2.06m x 1.83m) Two double glazed Georgian style windows to side, white suite comprising shower unit, wash basin with storage under, w.c, heated towel rail, built in airing cupboard, tiled walls and flooring.

#### OUTSIDE

A well stocked, sunny, Westerly facing garden measuring 38', patio area with outside light and tap, lawn with flower borders, shed, covered gated side access.



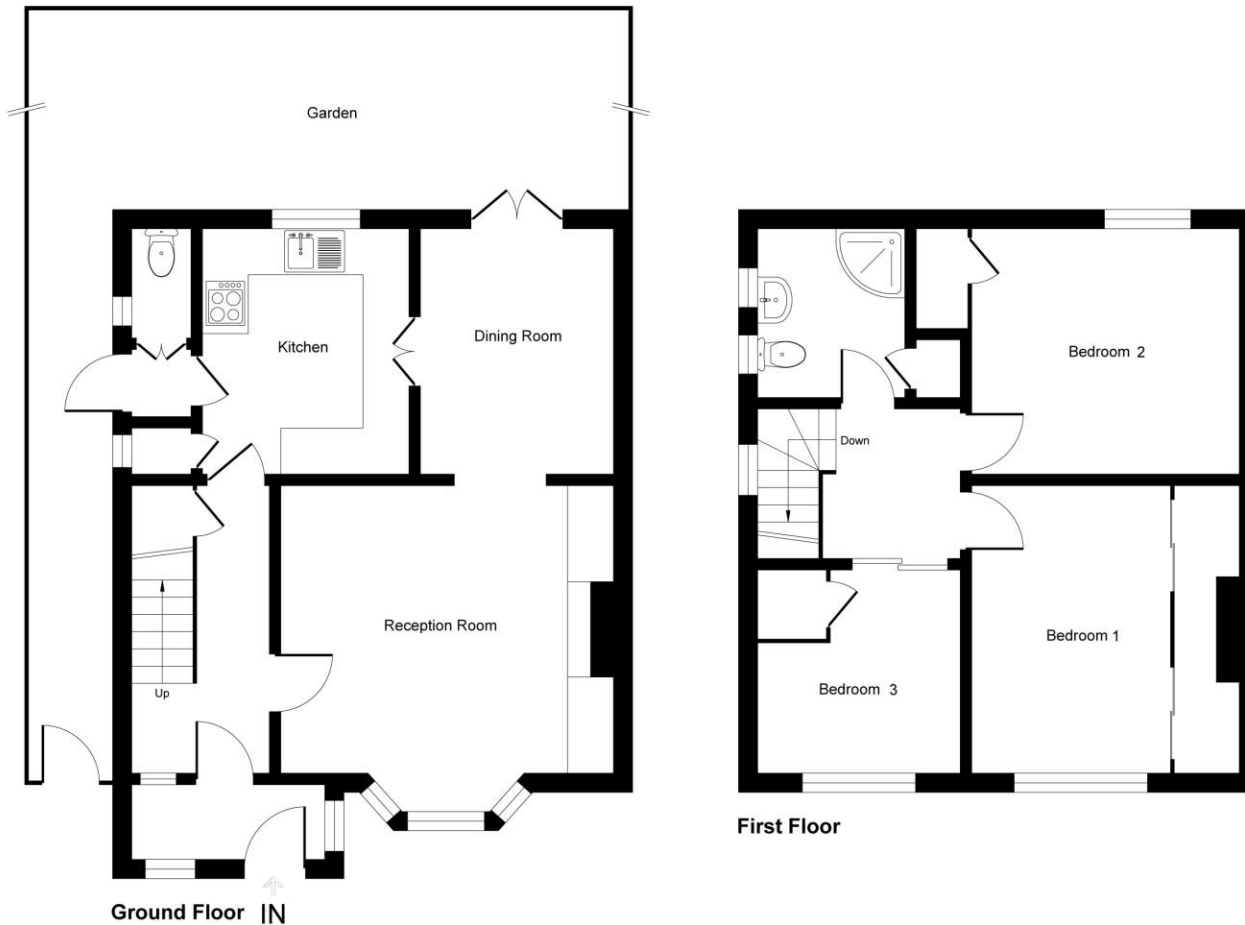
Frontage providing parking for up to two vehicles.

# The Underwood, SE9

Approximate Gross Internal Area = 96 sq m / 1034 sq ft

Tenure: Freehold

Council Tax band: 'D'



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		76 C
55-68	D	59 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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