

# Bernard Skinner



15 Spencer Gardens, Eltham, SE9 6LX

Guide Price £625,000

- Halls-adjointing Edwardian semi
- Central Eltham
- 4 Sizeable bedrooms
- No chain

First time to the market in six decades, this substantial four bedroom semi-detached, halls adjoining Edwardian, Page house offers the opportunity to fully update to own taste. Situated very conveniently with Eltham station immediately to hand and the High Street just a little further, the property is on a bus route providing access to North Greenwich tube station. With three living rooms and four good sized bedrooms, some Upvc double glazing and retaining some original features, the price reflects the need for refurbishment . With a sunny West facing rear garden measuring 113' and no onward chain, why not take a look and see for yourself!



## Property Description

### ENCLOSED PORCH

### SPACIOUS ENTRANCE HALL

Glazed door and windows to front, storage cupboards, radiator, fitted carpet

### RECEPTION 1

16' 2" into recess and bay x 14' 11" into recess (4.93m x 4.55m) Upvc bay window to front, radiator, fitted carpet

### RECEPTION 2

14' 2" x 12' 8" into recess (4.32m x 3.86m) Upvc patio doors to garden, radiator, laminate flooring.

### RECEPTION 3

10' 6" x 10' 0" into recess (3.2m x 3.05m) Two double glazed windows to side, larder cupboard, radiator, laminate flooring.

### KITCHEN

11' 4" narrowing 7' 9" x 7' 2" narrowing 3' 8" (3.45m x 2.18m) Double glazed window to side and door to garden, fitted wall and base units, worksurfaces, space for washing machine, dish washer and fridge freezer, stainless steel sink unit, part tiled walls, vinyl flooring.

### SPACIOUS LANDING

Skylight, three built in storage cupboards, one with loft access, fitted carpet.





#### BEDROOM 1

16' 5" into bay x 12' 3" (5.08m x 3.73m) Upvc bay window to front, radiator, fitted carpet.



#### BEDROOM 2

12' 3" into recess x 11' 7" (3.73m x 3.53m) Upvc glazed windows to rear, radiator, fitted carpet.



#### BEDROOM 3

11' 7" x 7' 7" (3.53m x 2.31m) Upvc window to rear, radiator, fitted carpet.



#### BEDROOM 4

13' 4" x 7' 6" into recess (4.06m x 2.29m) Double glazed window to front, radiator, fitted carpet.

#### BATHROOM

7' 3" x 6' 5" (2.21m x 1.96m) Double glazed window to side, white suite comprising panelled bath, shower unit, wash basin with storage under, heated towel rail, tiled walls, vinyl flooring.



#### SEPARATE WC

Double glazed window to side, w.c, vinyl flooring.



#### OUTSIDE

A sunny Westerly facing rear garden measuring approximately 113' (in need attention), patio area with outside light and tap, mainly laid to lawn with flower borders, greenhouse, shed, outside wc, gated side access.

# Spencer Gardens, SE9

Approximate Gross Internal Area = 147 sq m / 1584 sq ft

Tenure: Freehold

Council Tax band: 'F'



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	66 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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