

# Bernard Skinner



5 Keeling Road, Eltham, SE9 6AA

Guide Price of £400,000 - £425,000

- 3 Bedroom terrace
- No onward chain
- Update to own taste
- 17' x 8' 9" Kitchen/diner

On the market after over four decades, this sizeable three bedroom terraced house affords the opportunity to update to own taste. With three good sized bedrooms and a 17' x 8'9" kitchen/diner, the property is situated about a third of a mile from Ealdham primary school and under half a mile to both Harris Academy Greenwich and Sutcliffe Park. With a South Easterly facing garden of approximately 50' and off street parking, there is no onward chain and we hold keys. Why not take a look!



## Property Description

### ENCLOSED PORCH

#### ENTRANCE HALL

Front door, double glazed window to front, fitted carpet.

#### LOUNGE

13' 8" x 13' 5" into recess (4.17m x 4.09m) Double glazed window to front, fitted carpet

#### KITCHEN/DINER

17' 0" x 8' 9" (5.18m x 2.67m) Double glazed window to rear, fitted wall and base units, space for fridge freezer, stainless steel sink unit, storage cupboard measuring 6'4" x 3'0".

#### CONSERVATORY

9' 9" x 6' 3" (2.97m x 1.91m) Double glazed windows to side and rear, tiled flooring.

#### LANDING

Fitted carpet

#### BEDROOM 1

13' 0" x 10' 7" (3.96m x 3.23m) Double glazed window to front, fitted wardrobes, fitted carpet

#### BEDROOM 2

12' 3" x 9' 9" (3.73m x 2.97m) Double glazed window to rear, fitted wardrobes, fitted carpet.





### BEDROOM 3

9' 9" narrowing to 5'3" x 9' 3" narrowing to 6'1" (2.97m x 2.82m) Double glazed window to front, built in cupboard, fitted carpet.

### BATHROOM

Double glazed window to rear, white suite comprising bath with mixer tap and shower attachment, wash basin with storage under, part tiled walls, vinyl flooring



### SEPARATE WC

Double glazed window to rear, w.c, part tiled walls, vinyl flooring

### OUTSIDE

A South Easterly facing rear garden measuring approximately 50' x 41' narrowing to 23', patio area with outside light and tap, laid to lawn with flower borders, two sheds, greenhouse.



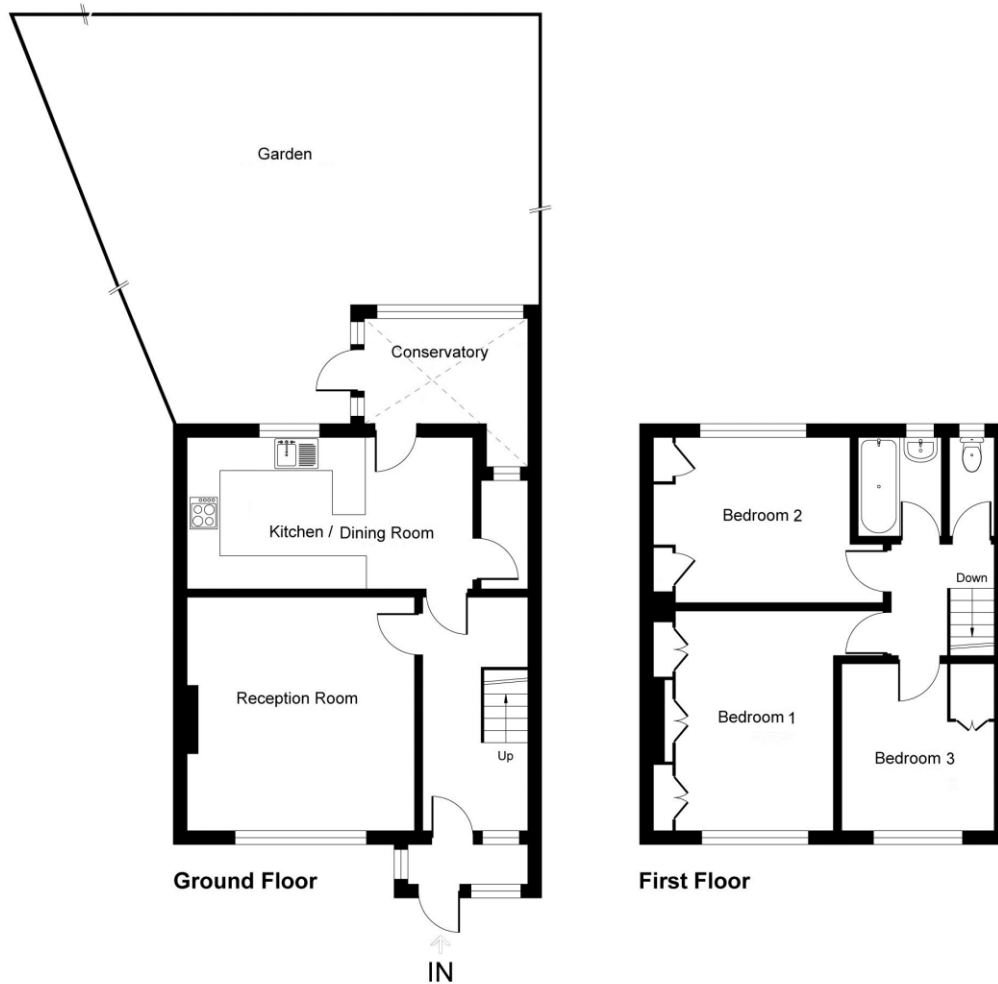
Off street parking

Council Tax band ' C '

Tenure - Freehold

# Keeling Road, SE9

Approximate Gross Internal Area = 97 sq m / 1044 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.  
Produced by Planpix

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	31 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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