

Bernard Skinner



17 Cedarhurst Drive, Eltham, SE9 5LP

Guide Price £700,000 - £725,000

- Extended 'Kem' house
- 3 Bedrooms
- 2 Spacious living rooms
- No chain

This is an opportunity to purchase one of these much desired 'Kem' built houses, known for their character and space. Well presented throughout, with many original features, this three bedroom semi offers the scope to update to own taste and has already been extended to the rear to provide even more living space with two very sizeable living rooms and a kitchen measuring 16' x 10'. Situated in a sought-after side road with extensive green space immediately to hand at Sutcliffe Park, the property has immediate links to the South Circular and is under a mile to Kidbrooke station, Ofsted outstanding Harris Academy is within half a mile. With a ground floor cloakroom and utility room, there are well tended gardens front and rear and an attached garage with own driveway. Why not take a look and see for yourself, no onward chain.



Property Description

SPACIOUS ENTRANCE HALL

Original oak front door, double glazed leaded light window to side, dog leg staircase to first floor, original oak panelling, understairs cupboard, radiator, fitted carpet.

RECEPTION 1

17' 2" into bay x 14' 9" into recess (5.23m x 4.5m) Double glazed bay window with leaded lights to front, wooden fire surround with tiled inset and hearth, two radiators, fitted carpet

RECEPTION 2

21' 0" x 12' 5" into recess (6.4m x 3.78m) Double glazed windows and French doors to garden, wooden fire surround with tiled inset and hearth, two skylights, radiator, fitted carpet.

KITCHEN

16' 0" x 10' 3" (4.88m x 3.12m) Double glazed window to rear, fitted wall and base units, built in oven and hob with hood over, integrated dishwasher, 1.5 bowl stainless steel sink unit, walk in cupboard with double glazed window to side, skylight, vinyl flooring

UTILITY ROOM

13' 1" narrowing to 4' 1" x 7' 8" narrowing 6' 6" (3.99m x 2.34m) Doors to rear and side leading to garden, wall and base units, space for washing machine, stainless steel sink unit, doors to garage and w.c, vinyl flooring.

GROUND FLOOR CLOAKROOM

Double glazed window to rear, radiator, wash basin, w.c, vinyl flooring

LANDING

Double glazed leaded light window to side, oak wall panelling, loft access, fitted carpet





BEDROOM 1

13' 4" x 13' 3" into recess (4.06m x 4.04m) Double glazed window to front with leaded lights, original fireplace, radiator, fitted carpet

BEDROOM 2

15' 1" x 13' 3" into recess (4.6m x 4.04m) Double glazed window to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 3

9' 7" x 9' 6" (2.92m x 2.9m) Double glazed leaded light window to front, radiator, fitted carpet

BATHROOM

7' 8" x 7' 5" (2.34m x 2.26m) Double glazed window to rear, white suite comprising panelled bath, wash basin with storage under, double shower unit, heated towel rail, airing cupboard, part tiled walls, laminate flooring.

SEPARATE WC

Double glazed leaded light window to side, wash basin, w.c., laminate flooring

ATTACHED GARAGE

19' 3" x 8' 5" (5.87m x 2.57m) Double doors to front, power and lighting.

OUTSIDE

A well tended rear garden measuring approximately 75' x 33', patio area with outside light and tap, mainly laid to lawn with flower borders, vegetable garden.

Own block paved driveway with ample parking

Front garden with lawned area and flower border

Tenure: Freehold

Council tax band: 'E'

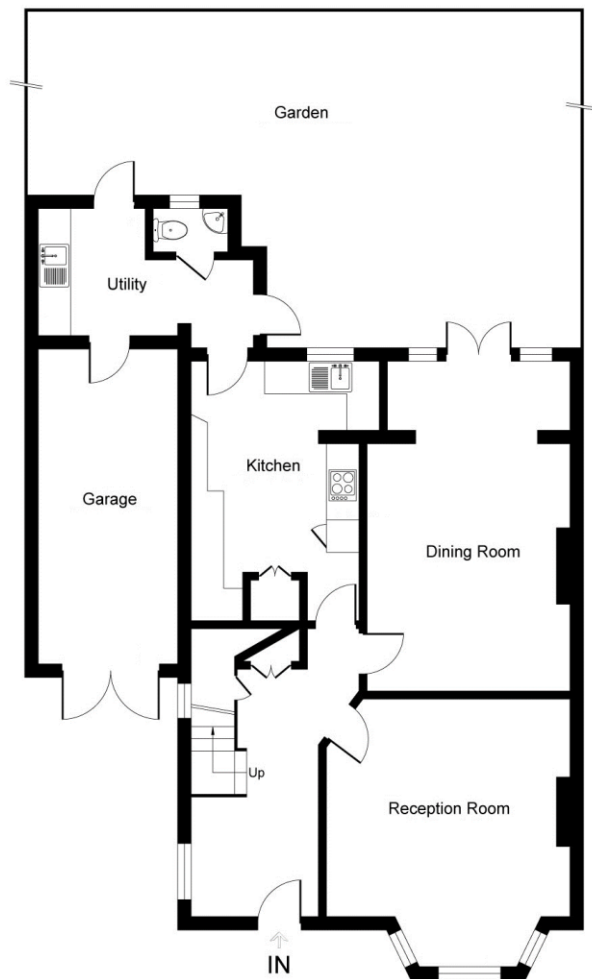


Cedarhurst Drive, SE9

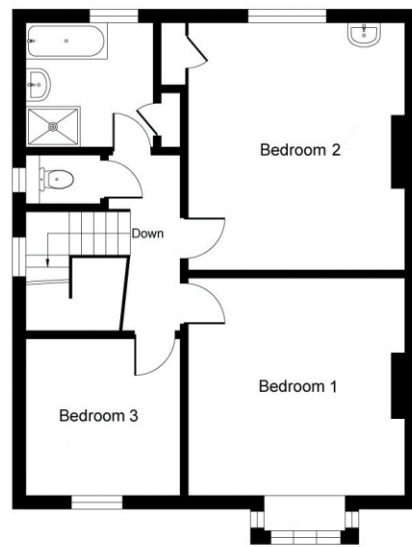
Approximate Gross Internal Area = 150 sq m / 1618 sq ft

Approximate Garage Internal Area = 16 sq m / 167 sq ft

Approximate Total Internal Area = 166 sq m / 1785 sq ft



Ground Floor



First Floor

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		75 C
55-68	D	61 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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