

Bernard Skinner



1 Cedarhurst Drive, Eltham, SE9 5LP

Guide Price £800,000 - £825,000

- Semi-detached 'Kem' house
- Corner plot with large rear garden
- No onward chain
- Very spacious rooms throughout

Offered to the market for the first time in nearly 75 years, this well presented, clean and tidy, three bedroom semi-detached 'Kem' house on a corner plot, with arguably one of the largest plots in the road, with an almost double width garden to the rear, has the usual, exceptionally spacious rooms that these houses are renowned for. This is a unique opportunity to purchase a house of such good proportion both inside and out, in a popular side road with immediate links to the South Circular and with plenty of green space at Sutcliffe Park just across the road, there is much potential to update to own taste and extend stpp. Offered with two substantial living rooms and three good sized bedrooms, there are many original features providing plenty of character and the property is set back from the road with a generous sized front garden and garage and own driveway to the rear via double gates. Within half a mile of Harris Academy Greenwich with Kidbrooke station just under a mile away, there is no onward chain.



Property Description

SPACIOUS ENTRANCE HALL

Original oak front door, double glazed leaded light window to side, radiator, understairs cupboard, picture rail, fitted carpet

LOUNGE

16' 6" into bay x 14' 9" into recess (5.03m x 4.5m) Double glazed bay window to front with leaded lights, original oak fire surround with tiled inset and hearth, picture rail, radiator, fitted carpet

DINING ROOM

15' 0" x 12' 5" into recess (4.57m x 3.78m) Double glazed French doors and windows to garden, radiator, tiled fireplace, picture rail, fitted carpet

KITCHEN

10' 4" into recess x 9' 2" (3.15m x 2.79m) Double glazed windows to side and rear, door to garden, wall and base cupboards, walk in cupboard, space for washing machine and fridge/freezer, stainless steel sink unit, freestanding cooker, radiator, vinyl flooring.

LANDING

Double glazed leaded light window to side, loft access, picture rail, fitted carpet.

BEDROOM 1

13' 4" x 13' 2" into recess (4.06m x 4.01m) Double glazed leaded light window to front, fitted wardrobe, radiator, picture rail, fitted carpet.

BEDROOM 2

15' 0" x 13' 2" into recess (4.57m x 4.01m) Double glazed window to rear, built in storage cupboard, fitted wardrobe, radiator, picture rail, fitted carpet.

BEDROOM 3

10' 7" into bay x 9' 6" (3.23m x 2.9m) Double glazed bay window to front with leaded lights, radiator, picture rail, fitted carpet





BATHROOM

7' 9" x 7' 6" (2.36m x 2.29m) Double glazed window to rear, panelled bath with mixer tap and shower attachment, wash basin, airing cupboard, radiator, vinyl flooring.

SEPARATE WC

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

OUTSIDE

The rear brick walled garden measures 80' in length x 50' in width widening to 80' at the rear, patio area, outside tap, laid to lawn with flower borders, established trees, gated side access.



Double gates to rear lead to own driveway and detached garage 18' x 9'

Front garden with artificial grass and flower borders

Tenure: Freehold

Council tax band ' E '

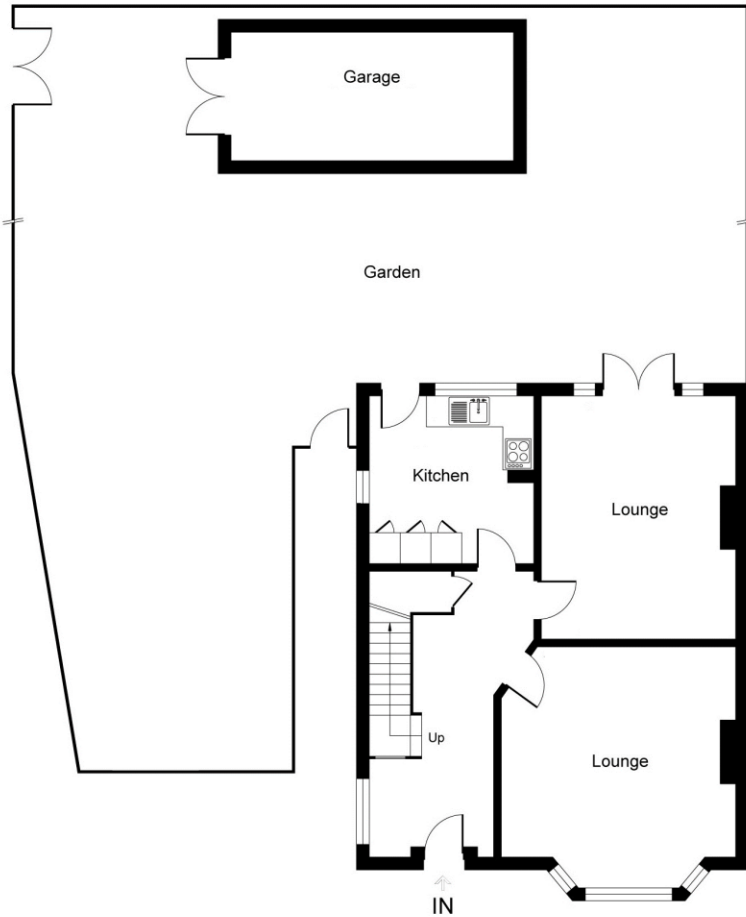


Cedarhurst Drive, SE9

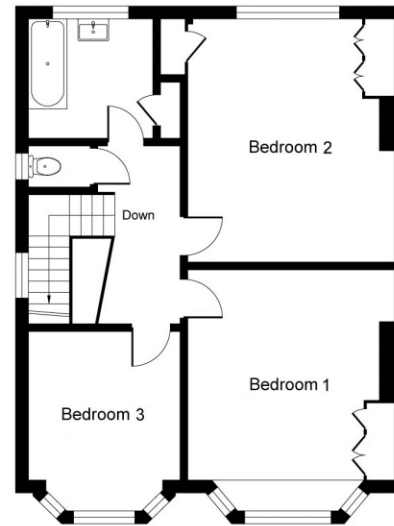
Approximate Gross Internal Area = 135 sq m / 1449 sq ft

Approximate Garage Internal Area = 14 sq m / 148 sq ft

Approximate Total Internal Area = 149 sq m / 1597 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		86 B
69-80	C		
55-68	D	62 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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