

Bernard Skinner



19 Dickson Road, Eltham, SE9 6RE

Guide Price £570,000 - £585,000

- End of Terrace on corner plot
- 3 Double bedrooms
- Two spacious reception rooms
- Complete onward chain

A phenomenal gem of a property, nestled on a corner plot secluded by a privet hedge whilst still enjoying plenty of natural light into this stunning cottage style, Progress conservation three bedroom end of terrace house. With two spacious reception rooms for entertaining friends and family, and a ground floor cloakroom/utility which isn't found that often on the Progress estate. There are three double bedrooms with the smallest measuring 10' x 9' 7", the other two are of a similar size providing substantial space for that armchair, dressing table or even a chaise longue! Also, upstairs you will find a fully equipped family bathroom with a freestanding slipper bath and separate shower unit. There is underfloor heating to the tiled flooring of the kitchen, cloakroom and bathroom, so no cold feet during those winter months! The rest of the property benefits from engineered Oak flooring.



Property Description

For the sunnier days of the year you will find an impressive South-Westerly facing garden which will get the sun all afternoon on the patio area, other benefits are a wider side access as it's on a corner plot! The property is located under a third of a mile to local shops with bus routes even closer, Eltham station just over half a mile away, and many primary schools within easy reach, 0.2miles from St Thomas More and half a mile to Gordon school to name a couple. This property is offered to the market with a complete chain above, so be sure to book an early appointment to not miss out on this fantastic family home!

ENTRANCE HALL

Part glazed front door, engineered Oak flooring, radiator.

LOUNGE

21' 3" at longest point x 11' 4" narrowing to 8' 4" (6.48m x 3.45m narrowing to 2.54m) Double glazed window to side and French doors to garden, cast iron fire surround with tiled inset and gas fire, two storage cupboards, one housing boiler, engineered Oak flooring, 3 radiators.

DINING ROOM

14' 9" into recess x 10' 9" (4.5m x 3.28m) Double glazed window to front, cast iron fireplace with tiled inset and gas fire, engineered Oak flooring, radiator.

KITCHEN

9' 3" x 6' 8" (2.82m x 2.03m) Double glazed window to rear and door leading to garden, white gloss wall and base units, built in oven, hob and hood, inserted stainless steel sink unit, integrated dishwasher, space





for fridge/freezer, underfloor heating, tiled flooring.

CLOAKROOM

W.C., wash basin, space for washing machine and tumble dryer, part tiled walls, underfloor heating, tiled flooring.

FIRST FLOOR

LANDING

Double glazed window to rear, wool carpet runner to stairs, engineered Oak flooring, loft access.



BEDROOM 1

15' 1" x 10' 9" (4.6m x 3.28m) Double glazed window to front, radiator, engineered Oak flooring.

BEDROOM 2

14' 9" into recess x 10' 8" (4.5m x 3.25m) Double glazed window to front, radiator, engineered Oak flooring.

BEDROOM 3

10' x 9' 7" (3.05m x 2.92m) Double glazed window to rear, radiator, engineered Oak flooring.



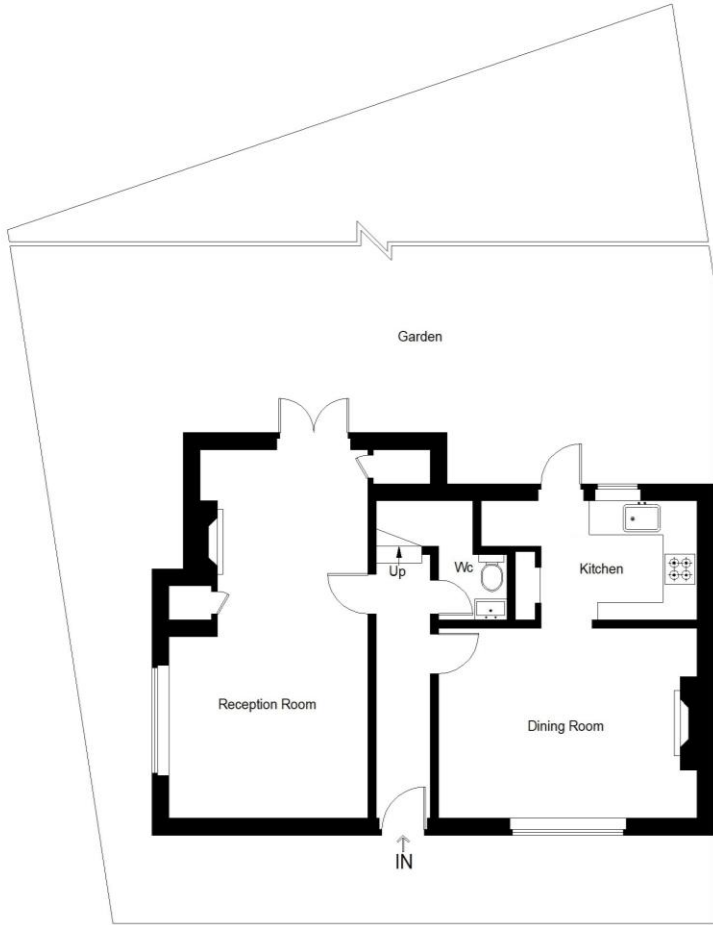
BATHROOM

9' 5" x 7' (2.87m x 2.13m) Double glazed window to rear, white suite comprising of freestanding slipper bath with mixer tap and hand shower, glass shower unit, wash hand basin with storage, w.c., part tiled walls, extractor fan, heated towel rail, tiled flooring, underfloor heating.

REAR GARDEN

Irregular shape approximately measures 54' x 47',

Dickson Road



Ground Floor = 597 sq ft



First Floor = 588 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 597 sq ft / 55.46 sq m
 FIRST FLOOR = 588 sq ft / 54.63 sq m
 Total = 1185 sq ft / 110.09 sq m

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. (ID357409)

flagstone patio, mainly laid to lawn, outside tap and light, timber shed, side access, established trees and privet hedge.

FRONT GARDEN
 Mainly patio with privet hedge.

Tenure: Freehold

Council tax band: D

Preliminary details, awaiting validation.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	42 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

22 Well Hall Road
 Eltham
 London
 SE9 6SF

www.bemardskinner.co.uk
 020 8859 3033
 mail@bemardskinner.co.uk

