

# Bernard Skinner



146 Anstridge Road, Eltham, SE9 2LN

Guide Price £375,000 - £400,000

- 3 Bedroom terraced house
- Gated side access
- No chain
- Few hundred yards of parkland

In the current household for over half a century, this three bedroom terraced house (was originally two bedrooms, with main bedroom now divided), is situated in a cul de sac within a few hundred yards of extensive parkland at Avery Hill park. Offered with no onward chain, this clean and tidy property has the benefit of a conservatory and gated side access. With a variety of shops close to hand on Bexley Road and Falconwood station under a mile away, there is a sunny, South facing, paved and easy maintenance rear garden. Take a look, we hold keys.





## Property Description

### ENCLOSED PORCH

Upvc double glazed, tiled floor, upvc part glazed front door to:-

### ENTRANCE HALL

Radiator, fitted carpet.

### LOUNGE

13' x 12' 3" into recess (3.96m x 3.73m) Upvc bow window to front, radiator, fitted carpet.

### KITCHEN/BREAKFAST ROOM

16' 5" x 8' (5m x 2.44m) Upvc window to rear, fitted wall and base units, built in oven, hob and cooker hood, space for washing machine, 1.5 bowl sink unit, understairs cupboard, part tiled walls, radiator, door to:-

### CONSERVATORY

9' x 7' 9" (2.74m x 2.36m) Upvc double glazed, radiator, cupboard housing boiler, tumble dryer, tiled floor.

### FIRST FLOOR

#### LANDING

Airing cupboard housing lagged cylinder, loft access, fitted carpet.

#### BEDROOM 1

10' 11" x 10' 3" including wardrobe space (3.33m x 3.12m) Upvc window to front, range of fitted wardrobes, radiator, fitted carpet.







### BEDROOM 2

10' 3" plus wardrobes x 9' 10" into wardrobe (3.12m x 3m) Upvc window to rear, fitted wardrobes, dressing table unit, radiator, fitted carpet.

### BEDROOM 3

8' x 7' 6" including wardrobe space (2.44m x 2.29m) Upvc window to front, fitted wardrobe and drawer unit, radiator, fitted carpet.



### BATHROOM

Two upvc windows to rear, white suite comprising panelled bath with mixer tap and handshower, separate shower over, pedestal wash basin, wc, radiator, fully tiled walls and floor.

### OUTSIDE

the sunny South facing paved rear garden, measures approximately 50' and tapers to the rear, flower borders, shed, pond, gated sideways shared with adjoining property.



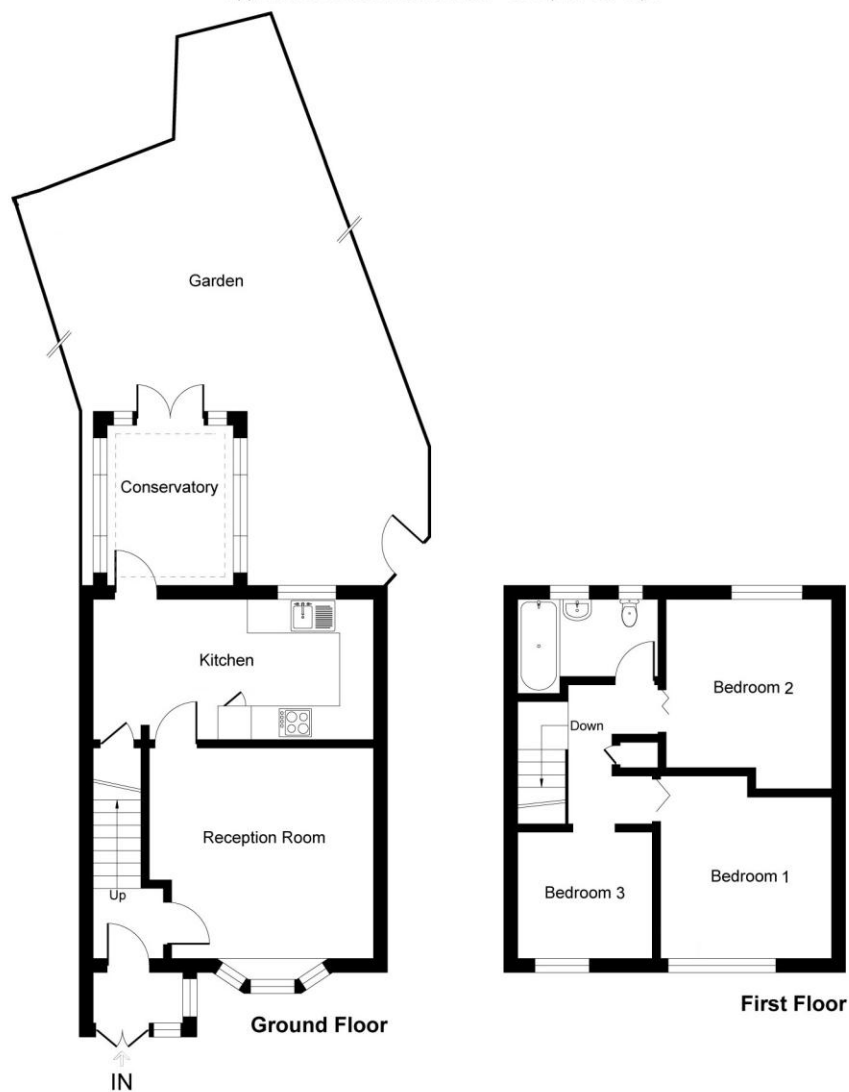
Paved front garden

Council tax band C

Tenure: Freehold

## Anstridge Road, SE9

Approximate Gross Internal Area = 80 sq m / 857 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		87 B
69-80	C		
55-68	D	63 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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