

# Bernard Skinner



- 3 Bedroom semi-detached house
- No onward chain
- Plenty of potential to improve/update
- Garage and own drive

491 Footscray Road, New Eltham, SE9 3UH

Guide Price £500,000 - £525,000

Situated so conveniently for all amenities, with Dulverton primary school a third of a mile and a range of shops and restaurants, along with New Eltham station all within half a mile and Wyborne primary school just a little further. This three bedroom semi, set back from the road with a frontage of around 49' offers lots of potential to update and possibly extend stpp. In the current household for nearly six decades, the property benefits from detached garage and own driveway, 50' rear garden and no onward chain, why not take a look, we hold keys.



## Property Description

### ENTRANCE PORCH

Upvc double glazed, part glazed door to:-

### ENTRANCE HALL

Understairs cupboard

### RECEPTION 1

15' 10" into bay x 12' 9" into recess (4.83m x 3.89m) Upvc bay window to front, picture rail

### RECEPTION 2

12' 6" x 11' 3" (3.81m x 3.43m) Patio doors to conservatory.

### KITCHEN

11' 6" x 8' 2" (3.51m x 2.49m) Upvc window to rear and Upvc door to side, plastering to walls and ceiling required, dishwasher and washing machine.

### CONSERVATORY

9' 6" x 9' 2" (2.9m x 2.79m) Upvc double glazed.



### CLOAKROOM

Window to side, wc.

### FIRST FLOOR

### LANDING

Loft access.

### BEDROOM 1

15' 5" into bay x 11' 8" into wardrobe (4.7m x 3.56m) Upvc bay window to front, fitted wardrobes



#### BEDROOM 2

12' x 11' 7" into wardrobe (3.66m x 3.53m) Upvc window to rear, picture rail, fitted wardrobe, cupboard housing lagged cylinder and immersion heater



#### BEDROOM 3

8' 4" x 7' 9" (2.54m x 2.36m) Upvc window to front, picture rail



#### BATHROOM

Upvc window to rear, bath, wash basin

#### SEPARATE WC

Double glazed window to side, wc

#### OUTSIDE

The rear garden measures approximately 50', lawned, flower borders, outside tap



Deep frontage measuring approximately 49' lawned, flowers beds, established shrubs

Own drive

Detached garage to rear of garden 15' x 9' 5" external measurements, up and over door

Tenure: Freehold

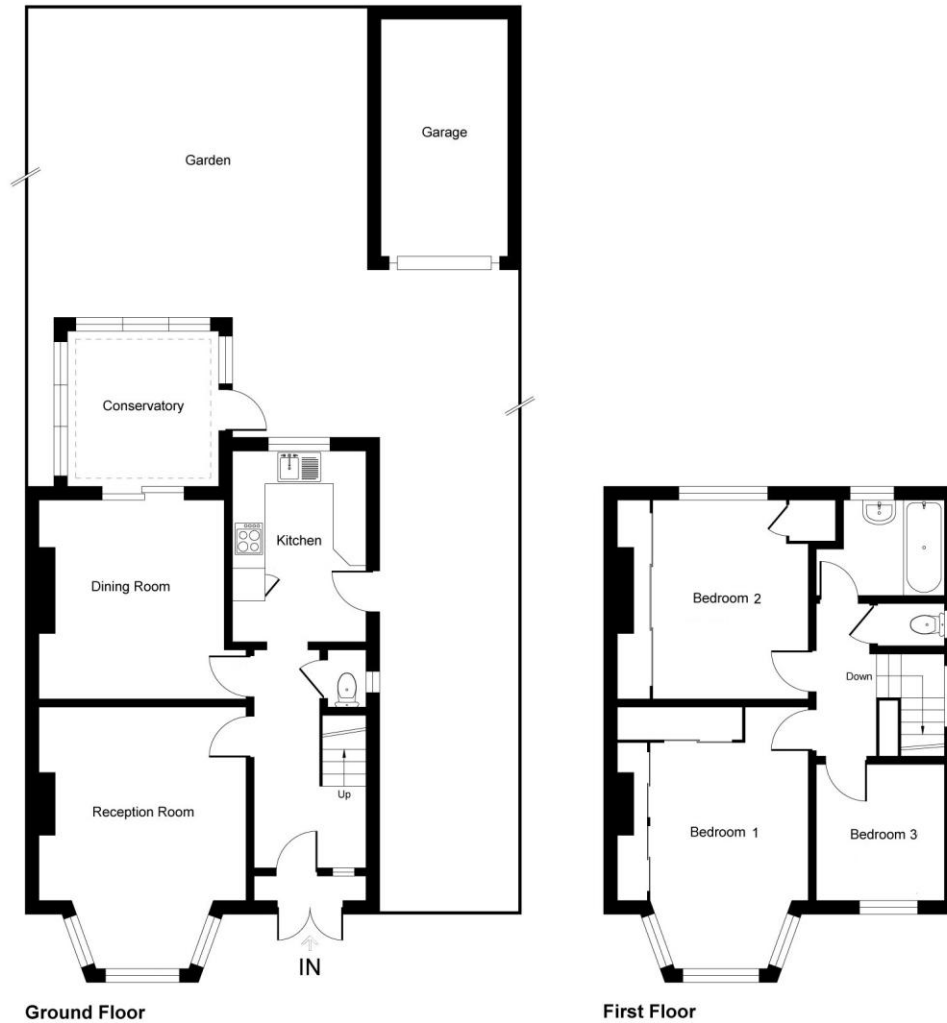
## Footscray Road, SE9

Approximate Gross Internal Area = 108 sq m / 1162 sq ft

Approximate Garage Internal Area = 10 sq m / 112 sq ft

Approximate Total Internal Area = 118 sq m / 1274 sq ft

Council tax band: E



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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 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

22 Well Hall Road  
Eltham  
London  
SE9 6SF

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

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