

Bernard Skinner



98 Arsenal Road, Eltham, SE9 1JZ

Guide Price £475,000 - £500,000

- Well presented 2 bedroom semi
- Popular conservation area
- Original and attractive features
- 3/4 mile Eltham station

A rare opportunity to purchase a SEMI-DETACHED property within the sought-after Progress CONSERVATION area. Plenty of character and charm with this two bedroom cottage-style house situated very conveniently within a few hundred yards of local shops and bus routes and with Eltham station just over half a mile away. On the apex of the road with an open aspect along the road and a sunny SOUTH FACING low maintenance rear garden, there is tasteful décor throughout and fitted kitchen with integrated appliances and bathroom with a roll top bath. The master bedroom has plenty of fitted storage and an ensuite shower. With a well tended front garden provided by a deep frontage, this is a super home, well presented by the current owners and ready and waiting to move into and enjoy!



Property Description

ENTRANCE AREA

Composite front door, through to living room

LIVING ROOM

18' 9" narrowing to 13'6" x 13' 6" (5.72m x 4.11m)
Double glazed leaded light window to front, cast iron fire surround with gas coal effect fire, understairs cupboard, radiator, maple wood flooring, stairs to first floor, through to:

KITCHEN

16' 4" x 7' 1" (4.98m x 2.16m) Double glazed window to rear, extensively fitted with white gloss wall and base units, Baumatic range cooker, integrated washing machine, dishwasher, fridge and freezer, beech worksurfaces, maple wood flooring, composite stable door to garden.

FIRST FLOOR

LANDING

Double glazed window to side, loft access, fitted carpet.

BEDROOM 1

13' 4" including wardrobe space x 9' 7" (4.06m x 2.92m) Two double glazed leaded light windows to front, range of fitted wardrobes, two radiators, fitted carpet, through to:-

EN-SUITE SHOWER

Shower unit, part tiled walls, tiled floor.





BEDROOM 2

11' 3" x 8' (3.43m x 2.44m) Double glazed leaded light window to rear, radiator, wood flooring.



BATHROOM

8' 3" x 7' 9" (2.51m x 2.36m) Double glazed leaded light window to rear, white suite comprising roll top bath with mixer taps, wash basin and stand with fitted storage, wc, fully tiled walls, heated towel rail combined with radiator, tiled floor

OUTSIDE

Well tended gardens to front and rear with a sunny South facing rear garden 40' x 40' at mid point and tapering to the rear to 18' laid to lawn, timber shed with power and light, block paved patio and paths, outside double power socket, fish pond and filter system, gated side access.

Good sized front garden, laid to lawn

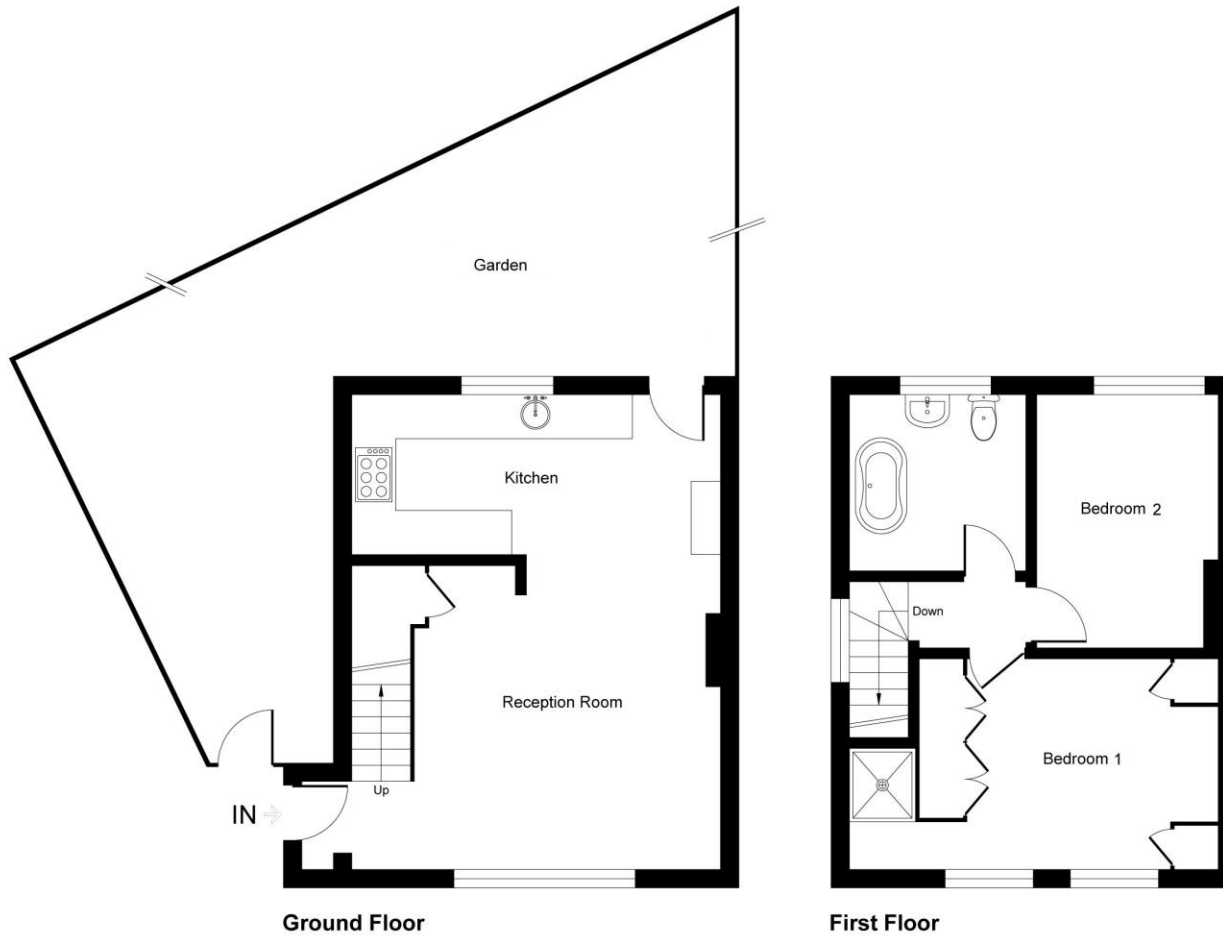
Tenure: Freehold

Council tax band: D



Arsenal Road, SE9

Approximate Gross Internal Area = 66 sq m / 708 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		82 B
69-80	C		
55-68	D	59 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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