

Bernard Skinner



4 Shirebrook Road, Kidbrooke, SE3 8LS

Guide Price £450,000 - £475,000

- Well presented 3 bedroom terrace
- Extended to the rear
- 22' x 14'5 Kitchen/diner
- 2 Bathrooms

Very well presented three bedroom terraced house of No Fines concrete construction, situated within a third of a mile of regular bus routes on Rochester Way and just under a mile from Kidbrooke station. Extended to the rear to provide an extensively fitted 22' x 14' 5" kitchen/diner with bi-folding doors to the garden, there is the benefit of a bathroom on each floor along with a ground floor cloakroom and easy maintenance front and rear gardens. Why not take a look and see for yourself!



Property Description

ENTRANCE HALL

Composite front door with UPVC window to side, understairs storage space, radiator.

LOUNGE

14' 5" x 11' into recess (4.39m x 3.35m) UPVC window to front, fireplace with open hearth, radiator, laminate flooring.

KITCHEN/DINER

22' x 14' 5" at widest and narrowing to 12' (6.71m x 4.39m) Fitted cream wall and base units, 1.5 bowl sink unit, space for dishwasher, breakfast bar, laminate flooring, two radiators, skylight, bi-folding doors lead to the garden

GROUND FLOOR BATHROOM

White suite comprising bath with mixer tap and separate shower over, wash basin, fully tiled walls and floor, heated towel rail, extractor fan.

UTILITY AREA

Space for washing machine and tumble dryer, fitted storage and work surfaces.

CLOAKROOM

W.C., wash basin, wall mounted boiler, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

Fitted carpet and loft access.





BEDROOM 1

11' 4" x 8' 6" (3.45m x 2.59m) UPVC window to front, radiator, laminate flooring.

BEDROOM 2

9' 5" x 8' to wardrobe (2.87m x 2.44m) UPVC window to rear, fitted wardrobes, radiator, laminate flooring.

BEDROOM 3

8' 7" x 8' 4" (2.62m x 2.54m) UPVC window to front, storage cupboard, radiator, laminate flooring.



BATHROOM

6' 5" x 4' 6" (1.96m x 1.37m) UPVC window to rear, white suite comprising bath with shower over, w.c., wash basin, part tiled walls, radiator, tiled flooring, extractor fan.

OUTSIDE

Rear garden measures approximately 35', mainly paved, outside lighting, power sockets and outside tap.

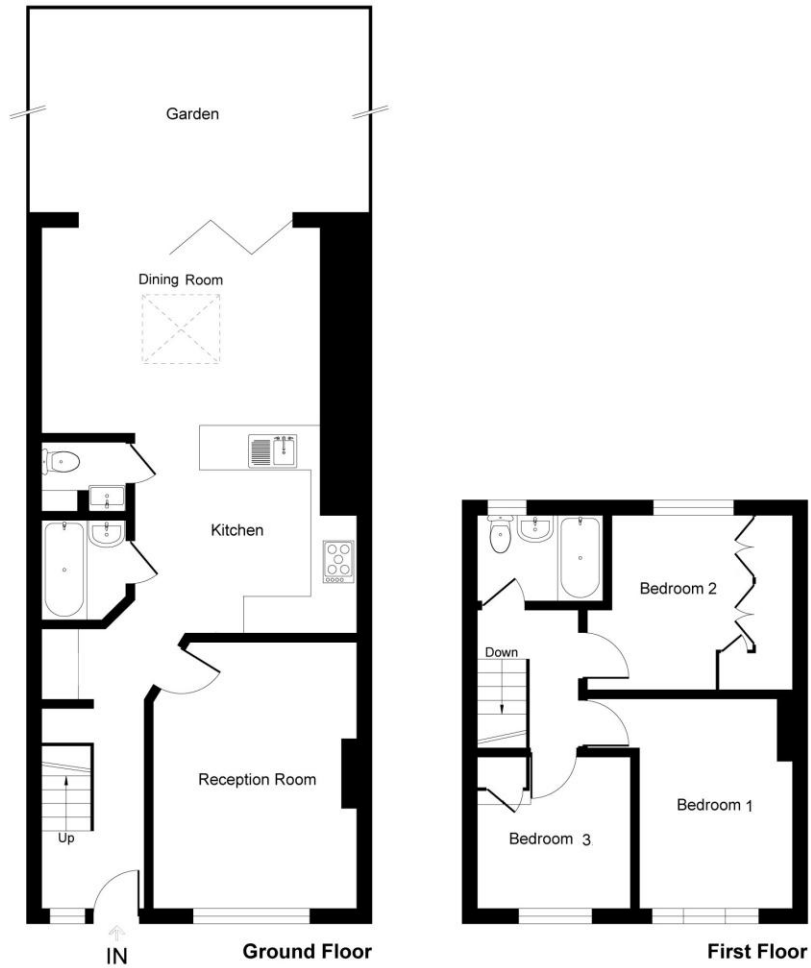
Front garden: Paved with flower borders.

Tenure: Freehold

Council tax band: C



Shirebrook Road, SE3
 Approximate Gross Internal Area = 93 sq m / 1005 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		86 B
69-80	C	72 C	
55-68	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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