

Bernard Skinner



- 2 Bedroom ground floor maisonette
- Falconwood station 0.8 miles
- Integral garage and own drive
- Somewhat dated fixtures and fittings

195 Bexley Road, Eltham, SE9 2PP

Guide Price £320,000

A sizeable two bedroom ground floor maisonette with substantial gardens front and rear. Situated in a quiet cul de sac with local shops and restaurants at Bexley Road immediately to hand and extensive park and woodland at Avery Hill park a few hundred yards away. The price reflects the scope for updating to own taste. With an integral garage and own driveway, Falconwood station is 0.8 miles. Take a look - we hold keys.



Property Description

PORCH

UPVC front door, tiled flooring.

HALL

Glazed entrance door, built in cupboard, radiator, laminate flooring, all rooms lead off the hall

LOUNGE

15' 10" x 13' into recess (4.83m x 3.96m) UPVC window to front, fire surround, radiator, fitted carpet.

KITCHEN

12' 2" x 7' 10" (3.71m x 2.39m) UPVC windows to side and rear, fitted wall and base units, built in oven and hob, 1.5 bowl stainless steel sink unit, integrated dishwasher, space for washing machine and fridge freezer, part tiled walls, wall mounted boiler, built in cupboard, radiator, vinyl flooring.

BEDROOM 1

12' 11" into recess x 11' 7" (3.94m x 3.53m) UPVC window to rear, radiator, vinyl flooring.

BEDROOM 2

8' 10" into recess x 7' 10" (2.69m x 2.39m) UPVC window to side, radiator, fitted carpet.

WETROOM

UPVC window to side, shower unit with glass screen, wash basin, fully tiled walls and flooring, heated towel rail.





SEPERATE W.C.
UPVC window to side, w.c., tiled flooring.

OUTSIDE

The mature rear garden measures approximately 62' at furthest point in length, tapering to the rear x 37' wide, mainly laid to lawn, patio area, 2 sheds.

Front garden laid to lawn, patio area

Integral garage measures 21' 6" x 8' 1" with double doors, power and light. Parking space in front of garage



Tenure: Leasehold

Lease: Expires on 02/01/2146 - 122 years remaining.

No service charge

Ground rent: Peppercorn

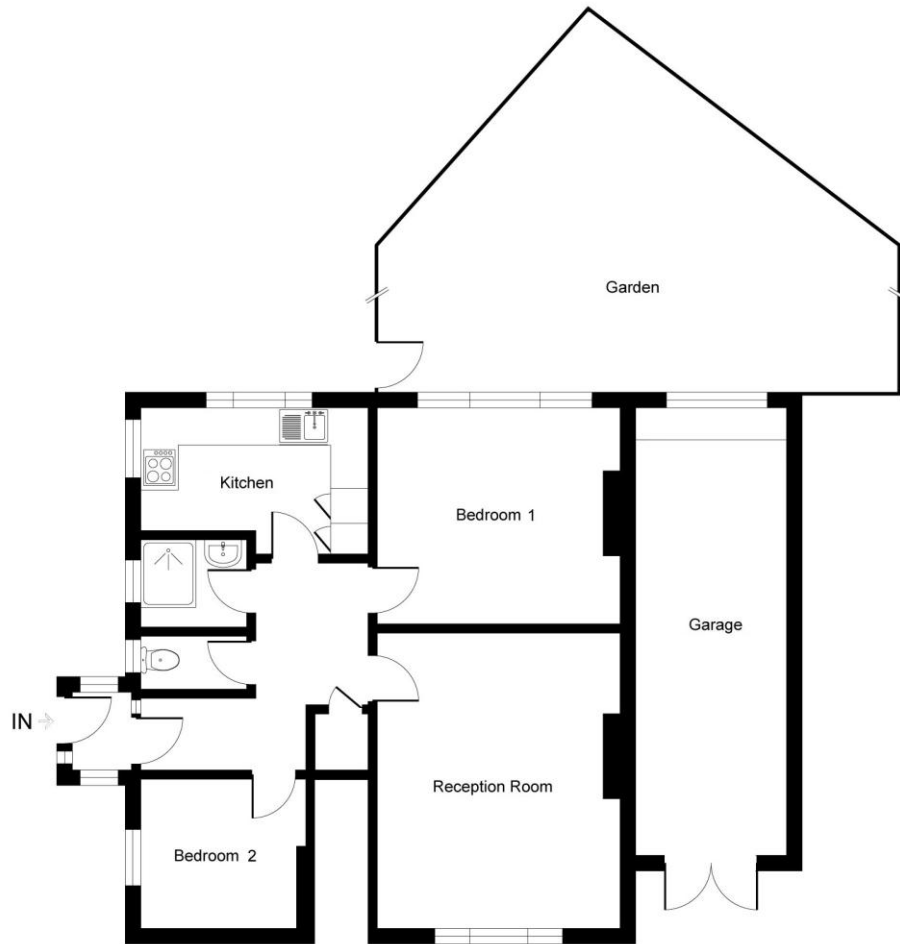
Buildings insurance approximately £250 per annum.

Council tax band: C



Bexley Road, SE9

Approximate Gross Internal Area = 60 sq m / 648 sq ft
 Approximate Garage Area = 18 sq m / 194 sq ft
 Approximate Total Area = 78 sq m / 842 sq ft



Ground Floor

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		
69-80	C		72 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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