

Bernard Skinner



161 Grangehill Road, Eltham, SE9 1SR

Guide Price £500,000 - £525,000

- 3 bedroom Corbett house
- Two living rooms
- Half a mile or so to the station
- Close to Deansfield/Gordon PS

Situated in a popular road within a few hundred yards of highly regarded Gordon and Deansfield primary schools, with Eltham station just over half a mile away, this three bedroom Edwardian, Corbett house benefits from an extended kitchen and a utility/cloakroom. With a wide a variety of shops and cafe's on Westmount Road under half a mile away, this is a very conveniently located property with two reception rooms and fitted furniture to two of the three bedrooms. With a sunny, Westerly facing garden and off street parking, why not take a look!



Property Description

PORCH

Tiled floor, front door to:-

ENTRANCE HALL

Fitted carpet, radiator.

LOUNGE

13' 1" into bay x 11' 4" into recess (3.99m x 3.45m)
Double glazed bay window to front, exposed brick to one wall with chimney breast housing log burner, fitted carpet, radiator, through to:-

DINING ROOM

11' 3" x 11' (3.43m x 3.35m) Fitted carpet, radiator.

KITCHEN/DINER

16' 11" x 11' 2" (5.16m x 3.4m) Upvc windows and patio doors to garden, fitted wall and base units, breakfast bar, free standing cooker with hood above, space for dishwasher, fridge and tumble dryer, part tiled walls, double bowl sink unit, wall mounted boiler, radiator and tiled flooring.

UTILITY/CLOAKROOM

7' 6" x 5' 3" (2.29m x 1.6m) W.C., wash basin, storage cupboard, space for washing machine, fully tiled walls, radiator, tiled flooring.

FIRST FLOOR

LANDING

Fitted carpet, storage cupboard, doors to:-





BEDROOM 1

11' x 9' into recess (3.35m x 2.74m) Upvc window to front, range of fitted wardrobes and cupboards, fitted carpet and radiator.



BEDROOM 2

11' 1" x 8' 3" into recess (3.38m x 2.51m) Upvc window to rear, fitted wardrobe housing water cylinder, fitted carpet and radiator.



BEDROOM 3

9' x 6' 9" (2.74m x 2.06m) Upvc window to front, loft access, fitted carpet and radiator.



BATHROOM

8' 4" x 7' 7" (2.54m x 2.31m) Upvc window to rear, white suite comprising 1.5 width whirlpool bath with mixer tap and hand shower, separate shower unit, w.c., wash basin, fully tiled walls, tiled floor, radiator.



OUTSIDE

West facing, sunny rear garden measures approximately 60ft, patio areas front and rear, well stocked with variety of shrubs and flowers, pond, greenhouse and timber shed, outside lighting and tap.



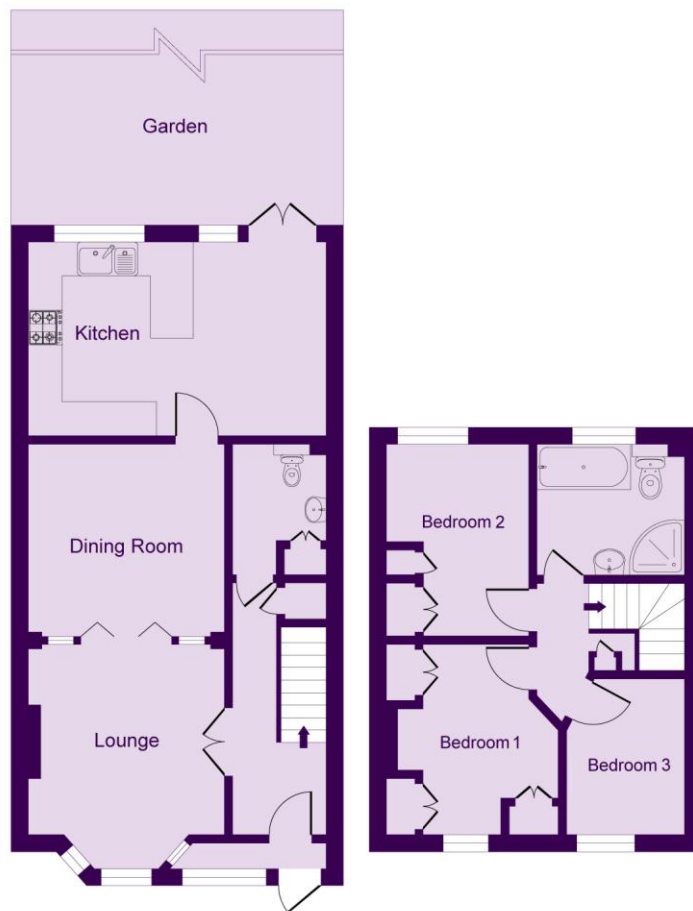
Paved frontage providing parking

Tenure: Leasehold

Term: 999 years from 1900 - 875 years remaining

Grangehill Road, SE9

Total area: Approx. 1010.5 sq. feet (93.8 sq metres)



Ground Floor

First 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



No service charge

Ground rent: £3.80 P.A.

Council tax band: D - £1,920.36

Highest broadband speed available: 1000Mbps Download & 220Mbps Upload. Checked on checker.ofcom.org.uk

Mobile service - O2 and Vodafone show likely service, Three and EE limited for voice and for data O2 and Vodafone likely and limited for Three and EE. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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

22 Well Hall Road
Eltham
London
SE9 6SF

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

