

Bernard Skinner



56 Archery Road, Eltham, SE9 1HG

Guide Price £725,000

- Immaculate three bedroom semi
- Central Eltham
- Two reception rooms
- Useful covered sideways

Situated in the heart of Eltham with the High Street and Eltham C of E primary school immediately to hand and the station about a third of a mile, this well presented three bedroom semi offers light and airy accommodation throughout with views of the City. With two reception rooms, there is wood flooring throughout and stylish kitchen and bathroom with a contemporary suite. There is a useful brick built outbuilding currently used as a bedroom with shower room and a brick built double garage to the rear with light, power and electric door, ideal for a car or use as a workshop. The easy maintenance rear garden is lawned with two decked patio areas and an outside w/c and utility space. All in all a super family home within easy access of all amenities, why not take a look!



Property Description

SPACIOUS PORCH

Upvc double glazed, tiled floor, upvc part glazed door to:-

ENTRANCE HALL

Glazed panels to side and above front door, radiator in cabinet, understairs area with fitted desk unit, understairs cupboard, wood floor.

RECEPTION 1

15' into bay x 14' (4.57m x 4.27m) Upvc bay window to front, radiator in cabinet, further radiator, wood floor.

RECEPTION 2

12' 8" x 10' 9" (3.86m x 3.28m) Upvc French doors to garden, radiator in cabinet, wood floor.

KITCHEN

8' 11" x 8' 11" (2.72m x 2.72m) Upvc picture window to rear, white gloss wall and base units, built in double oven and hob with hood over, integrated dishwasher, sink unit, cupboard housing boiler, tiled floor, upvc glazed door to:

COVERED SIDEWAY

Upvc doors leading to front and back gardens, tiled floor.

FIRST FLOOR

LANDING

Upvc picture window to side, loft access, fitted carpet.

BEDROOM 1

15' into bay x 10' to wardrobes (4.57m x 3.05m) Upvc bay window to front with views of City of London, fitted wardrobes to one wall, two radiators, one housed in cabinet, wood floor.

BEDROOM 2

12' 8" x 12' 2" (3.86m x 3.71m) Upvc window to rear, radiator, wood floor.



BEDROOM 3

9' x 7' 10" (2.74m x 2.39m) Upvc window to front with views of City of London, fitted wardrobe, radiator, wood floor.

BATHROOM

9' x 7' 11" into recess (2.74m x 2.41m) Upvc window to rear, white suite comprising panelled bath, shower unit with large and small shower heads, wash basin, wc., part tiled walls, heated towel rail, laminate floor.

OUTSIDE

The easy maintenance rear garden measures approximately 70', lawned area, two large decked patio's, 4 fruit trees, gated rear access, outside light and tap, brick built store cupboard housing space for tumble dryer and washing machine. Outside wc with wash basin.

Outbuilding: 17' x 8' 3". Ideal for a variety of uses and currently used as a 4th bedroom, three upvc windows, light and power, laminate floor, door to:-

Shower room: Upvc window, double shower unit, wash basin with fitted storage, heated towel rail, laminate flooring.

Double garage: 19' 4" x 18' 6". Two skylights, two windows to rear, upvc pedestrian door, up and over electric door, water, light and power, fitted shelving and cupboards. Accessed via Elstow Close, which runs along side the property.

Tenure: Freehold

Council Tax band: E - £2,347.11

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

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



Archery Road, SE9

Total area: Approx. 1451.7 sq. feet (134.8 sq metres)



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	58 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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