





An opportunity to purchase one of these imposing, four bedroom, halls adjoining, semi-detached, Edwardian Page houses, renowned for their space and character. Offered with many original features and high ceilings, the property has two substantial living rooms and a kitchen/breakfast room. With a utility/shower room and cloakroom to the ground floor there is a very grand entrance hall with original front door and side panel with coloured leaded lights. With a spacious landing and 4 good sized bedrooms, this is a super family home occupied by the current owner for nearly three decades. With an 85' secluded rear garden and replacement fencing, there is hardstanding which could be suited for a vehicle beyond double gates, the property is offered with no onward chain. Situated within a few hundred yards of Eltham High Street and station there are a variety of schools close to hand including Eltham Hill School again within a few hundred yards and Gordon primary school around half a mile or so.



Why not take a look? This is a substantial family home which, we feel, would be hard to match in the price range!

ENTRANCE PORCH

Original ornate tiling to walls, original chequer tiled floor, original front door and side panel with coloured leaded lights to:-

SPACIOUS ENTRANCE HALL

Original ceiling cornice, dado rail, built in cupboard, understairs cupboard, ornate cast iron radiator, chequer style vinyl flooring

RECEPTION 1

17' into bay x 14' 5" into recess (5.18m x 4.39m) Upvc double glazed windows to bay with sash openings, wooden fire surround with cast iron and tiled inset and gas coal effect fire, original ceiling cornice, radiator, fitted carpet.

RECEPTION 2

15' into recess x 13' into recess (4.57m x 3.96m) Original casement doors to garden, original ceiling cornice, radiator.

KITCHEN

11' x 10' 5" (3.35m x 3.18m) Two original sash windows to side, fitted wall and base units, space for range cooker and dishwasher, stainless steel chimney hood, part tiled walls, vinyl flooring, through to:-

BREAKFAST AREA

9' 3" x 7' 9" (2.82m x 2.36m) Window to side, radiator, vinyl flooring.



UTILITY/SHOWER ROOM

Window to rear, Butler sink, shower cubicle, space for appliances, floor mounted boiler, quarry tiled floor.

CLOAKROOM

Window to side, low level wc., quarry tiled floor







FIRST FLOOR

SPACIOUS L-SHAPED LANDING

Built in cupboard with loft access, built in storage cupboard, radiator, picture rail, fitted carpet.

BEDROOM 1

17' 2" into bay x 12' 6" into recess (5.23m x 3.81m) Upvc double glazed bay window with sash openings, original ceiling cornice, radiator, fitted carpet.

BEDROOM 2

12' 9" x 11' 11" (3.89m x 3.63m) Upvc window to rear with sash openings, original ceiling cornice, radiator, laminate flooring.

BEDROOM 3

13' 9" x 8' (4.19m x 2.44m) Upvc double glazed window to front with sash openings, radiator, fitted carpet.

BEDROOM 4

12' 1" x 6' 7" (3.68m x 2.01m) Upvc double glazed window to rear with sash openings, radiator, laminate flooring.

BATHROOM

7' 3" x 6' 10" plus wc area (2.21m x 2.08m) Two original sash windows to side, white suite comprising corner bath, separate shower unit, pedestal wash basin and wc., heated towel rail, fully tiled walls, vinyl flooring.



OUTSIDE

The secluded, well established rear garden measures approximately 85' x 26', laid to lawn with shrubs, paved patio area, outside light and tap.

Shared sideways, leads via double gates to hardstanding with pagoda.

Front garden: laid to lawn

Tenure: Freehold

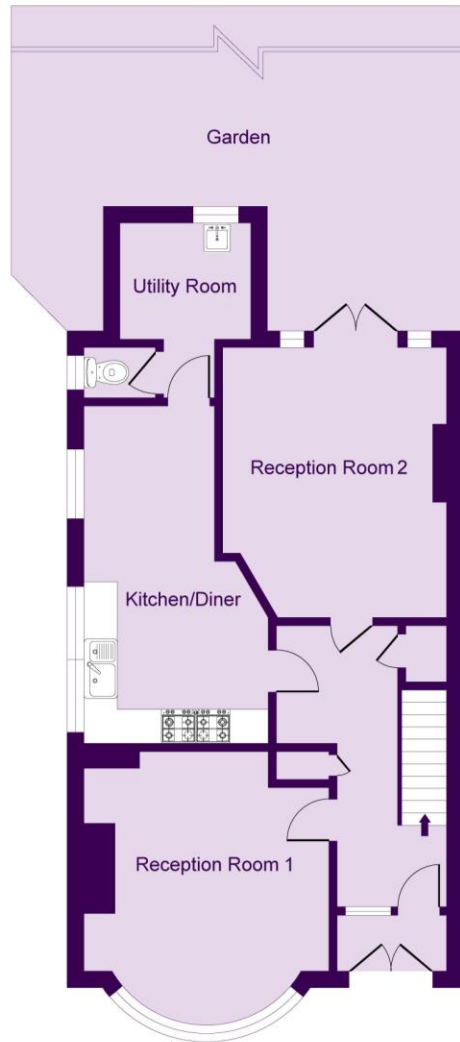
Council tax band: F

Highest broadband speed available: 1000Mbps Download & 220Mbps Upload with Openreach and Virgin Media. Checked on checker.ofcom.org.uk

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

Sherard Road, SE9

Total area: Approx. 1667.9 sq. feet (154.9sq 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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.