

# Bernard Skinner



85 Oakways, Eltham, SE9 2NZ

Guide Price £500,000 - £525,000

- 4/5 Bedroom town house
- Quiet cul-de-sac
- Versatile ground floor accom
- Half a mile Eltham High St

Deceptively spacious 4/5 bedroom town house with garage converted to a bedroom. The extensive accommodation offered over three floors provides a sizeable living room and kitchen diner on the first floor and three bedrooms to the second floor with a family bathroom. To the ground floor, there are two rooms, both could be used as bedrooms or a bedroom and a living room, with shower room, w.c. and utility and could be suitable for a dependent relative or teenager. Situated in a cul de sac in a popular development, within a few hundred yards of the Green Chain Walk leading through to extensive parkland at Avery Hill, the area is well served by bus routes close to hand on Bexley Road, Eltham High Street is half a mile and Eltham station a little further.



## Property Description

### GROUND FLOOR

#### ENTRANCE HALL

UPVC front door with window to side, understairs cupboard, fitted carpet and radiator.

#### BEDROOM 4

16' 11" x 7' 11" (5.16m x 2.41m) UPVC window to front, fitted carpet and radiator.

#### BEDROOM 5/STUDY

9' x 8' 3" (2.74m x 2.51m) UPVC patio doors and window to garden, cupboard housing wall mounted boiler, fitted carpet and radiator.

#### UTILITY ROOM

9' 1" x 4' 3" (2.77m x 1.3m) UPVC patio doors to garden, fitted wall and base units, worksurfaces, stainless steel sink unit, space for washing machine and tumble dryer,

#### CLOAKROOM

UPVC window to rear, w.c., vinyl flooring.

#### SHOWER ROOM

Double shower unit with rain shower head and hand shower, part tiled walls, wash basin with fitted storage, tiled flooring.



### 1ST FLOOR

#### LOUNGE

17' 9" x 12' 6" to stairs (5.41m x 3.81m) UPVC windows to front, laminate flooring, radiator, open plan to:-

#### KITCHEN/DINER

15' 8" x 8' 6" (4.78m x 2.59m) Two UPVC windows to rear, fitted white gloss wall and base units, built in oven, hob and cooker hood, stainless steel sink unit, integrated dishwasher, laminate flooring, radiator.



## 2ND FLOOR

### LANDING

Storage cupboard, fitted carpet, loft access.

### BEDROOM 1

13' 9" x 9' 6" (4.19m x 2.9m) UPVC windows to front, built in wardrobe, fitted carpet and radiator.

### BEDROOM 2

11' 3" x 9' 6" (3.43m x 2.9m) UPVC window to rear, built in wardrobe, fitted carpet, radiator.

### BEDROOM 3

7' 1" x 5' 11" (2.16m x 1.8m) UPVC window to front, fitted carpet, radiator.

### BATHROOM

7' 7" x 5' 9" (2.31m x 1.75m) UPVC window to rear, panelled bath with shower over and hand shower, w.c., wash basin, heated towel rail, part tiled walls, tiled flooring.

### OUTSIDE

The rear garden measures approximately 38', mainly laid to lawn, patio area, flower borders, outside tap.

Own driveway to the front

### MATERIAL INFORMATION

Tenure: Freehold.

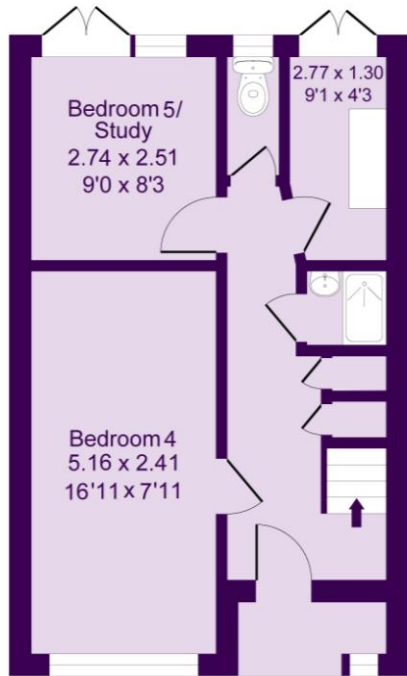
Council Tax Band: D £1920.36

Highest broadband speed available: 1000Mbps Download & 220Mbps Upload with Openreach and Virgin Media. Checked on [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

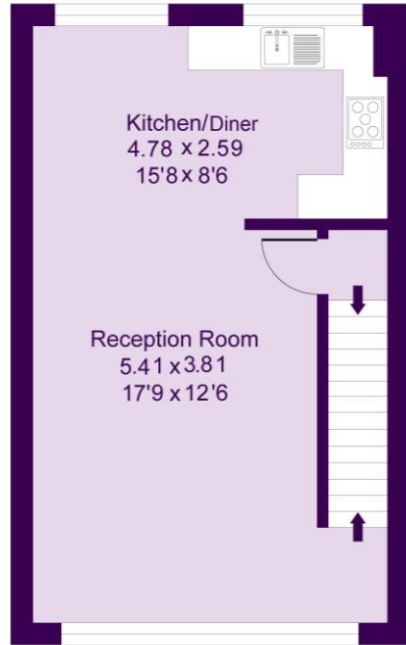
Mobile indoor service - EE and Three show likely service and Vodafone an O2 limited for voice and for data EE and Three show likely service and Vodafone and O2 limited. Checked on [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

# Oakways, SE9

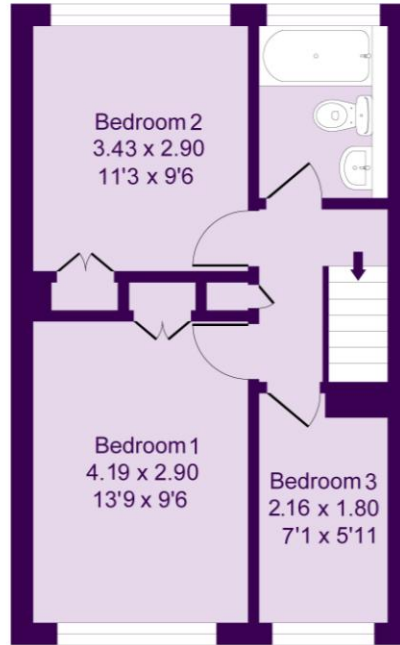
Total area: Approx. 1252.4 sq. feet (116.3 sq metres)



**Ground Floor**



**First Floor**



**Second 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		82 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

22 Well Hall Road  
Eltham  
London  
SE9 6SF

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

