

Bernard Skinner



21 Green Way, Eltham, SE9 5SZ

Guide Price £485,000

- Three bedroom semi
- Conveniently located
- No chain
- Extended across the rear

Situated in a very handy spot facing a green, this three bedroom semi-detached house with rear extension providing larger kitchen and rear reception is offered chain free and provides an opportunity to update to own taste. With the benefit of a ground floor cloakroom and bathroom to the first floor there are two sizeable reception rooms and the kitchen measures 16' x 8'. With a third bedroom of 8'11 x 8'3 and a good sized bathroom the rear garden extends to 41'. Just over half a mile from Eltham High Street, with extensive parkland within a third of a mile at Sutcliffe park, Eltham station is about three quarters of a mile away. Eltham Hill and Harris Academy secondary school are both within a third of a mile as are bus routes and local shops on Westthorn e Avenue. Take a look, we hold keys.



Property Description

ENCLOSED PORCH

Double glazed front door, tiled flooring.

ENTRANCE HALL

Part glazed front door, with leaded light windows to either side, understairs cupboard, radiator, fitted carpet.

RECEPTION 1

16' 3" into bay x 13' into recess (4.95m x 3.96m) Double glazed bay window to front, wooden fire surround with fitted gas fire, radiator, fitted carpet

RECEPTION 2

18' 1" x 10' 5" narrowing to 9' 8" (5.51m x 3.18m) Patio doors to garden, built in cupboard, radiator, laminate flooring.

KITCHEN

16' 3" x 8' 2" at widest point (4.95m x 2.49m) Double glazed window to rear and part glazed door to garden, fitted wall and base units, freestanding cooker with hood over, space for washing machine, undercounter fridge and freezer, 1.5 bowl sink unit, part tiled walls, radiator, vinyl flooring.

CLOAKROOM

Window to side, w.c., wash basin.





FIRST FLOOR

LANDING

Window to side, fitted carpet, loft access.

BEDROOM 1

14' 3" into bay x 8' 6" to wardrobe (4.34m x 2.59m)
Double glazed bay window to front, fitted wardrobes to one wall, radiator, fitted carpet.

BEDROOM 2

11' 9" x 10' 11" into recess (3.58m x 3.33m) Double glazed window to rear, radiator, laminate flooring.

BEDROOM 3

8' 11" x 8' 3" (2.72m x 2.51m) Double glazed window to front, radiator, fitted carpet.

BATHROOM

7' 10" x 7' 6" (2.39m x 2.29m) Double glazed windows to rear and side, white suite comprising bath with mixer tap and hand shower, wash basin, w.c., fully tiled walls, cupboard housing wall mounted boiler and hot water cylinder, radiator, laminate flooring.

OUTSIDE

The rear garden measures approximately 41' at mid point, covered sideways with power, light and outside tap and gated access, lawned area and patio.



Green Way, SE9

Total area: Approx. 1156.8 sq. feet (107.4 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



MATERIAL INFORMATION

Tenure: Freehold

Council tax band: D - £1,920.36

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 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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