

Bernard Skinner



19 Berryhill, Eltham Park, SE9 1QP

Guide Price £675,000 - £700,000

- Newly extended 4 bedroom house
- Loft conversion with master suite
- No onward chain
- Spacious kitchen/family room

A newly extended and refurbished four bedroom Bilton terrace within popular Eltham Park with extensive park and woodland within a few hundred yards, highly regarded Deansfield primary school within half an mile and panoramic views. With the master suite to the top floor and good sized family bathroom on the first floor there is a very sizeable kitchen/dining/family room with bi-fold doors to the garden and a ground floor cloakroom. With a newly fitted kitchen with integrated appliances and new floor coverings, this property is ready and waiting to move into. With a wide variety of shops and cafe's on Westmount Road and no onward chain, this is a super family home we feel, why not take a look!



Property Description

ENTRANCE HALL

Upvc glazed front door and side panels, understairs cupboard, radiator, laminate flooring.

LOUNGE

12' 1" x 11' 8" (3.68m x 3.56m) Upvc bay window to front, radiator, fitted carpet.

OPEN PLAN KITCHEN/FAMILY ROOM

25' narrowing to 17'9 x 16' 4" (7.62m x 4.98m) Bi-fold doors to the garden, extensively fitted with range of wall and base units, centre island with cupboards under, Quartz worksurfaces, stainless steel sink unit, built in oven and hob with cooker hood, integrated fridge, freezer and dishwasher, cupboard housing washing machine, two radiators, laminate flooring, large skylight.

FIRST FLOOR

LANDING

Fitted carpet, stairs to second floor

BEDROOM 2

12' 5" into bay x 10' 10" into recess (3.78m x 3.3m)
Upvc bay window to front, radiator, fitted carpet.

BEDROOM 3

14' 2" x 10' 5" into recess (4.32m x 3.18m) Upvc window to rear, radiator, fitted carpet.

BEDROOM 4

7' 8" x 7' (2.34m x 2.13m) Upvc window to front, radiator, fitted carpet.

BATHROOM

9' 1" x 7' 3" at widest points (2.77m x 2.21m) Upvc





window to rear, white suite comprising panelled bath with shower over, wash basin with fitted storage, wc., heated towel rail, cupboard housing boiler and cylinder, part tiled walls, tiled floor.

SECOND FLOOR

LANDING

Skylight and fitted carpet.

BEDROOM 4

20' into dormer x 11' 5" narrowing to 8'7" (6.1m x 3.48m)
Upvc window to rear with panoramic views, two velux windows to the front, radiator, fitted carpet, door to:-



ENSUITE SHOWER ROOM

8' 11" x 6' 4" (2.72m x 1.93m) Upvc window to rear, double shower unit, wash basin with fitted storage, wc., heated towel rail, tiled floor.

OUTSIDE

The rear garden measures approximately 44', new fencing to one boundary, new paved patio, outside lights, tap and double power socket.

Front garden, newly turfed with newly laid paved path.



Material information

Tenure: Freehold

Council tax band: D

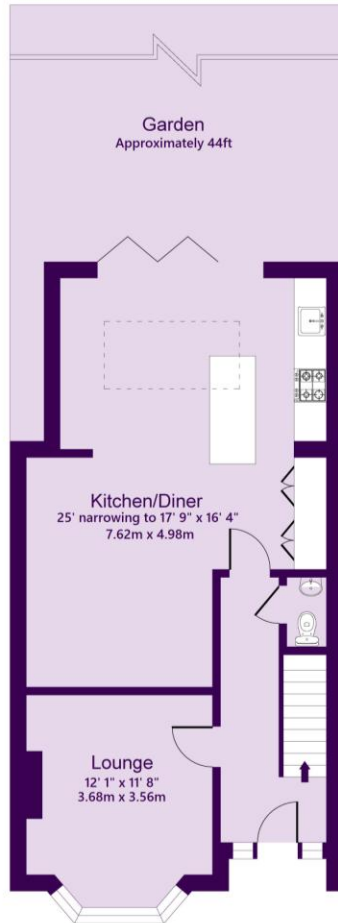
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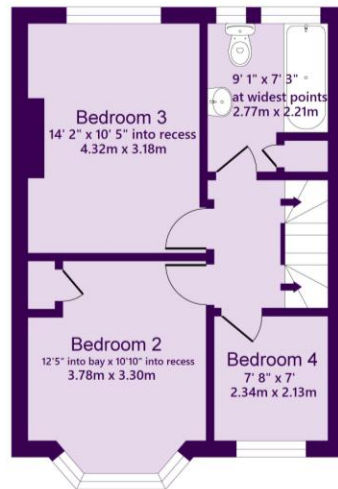
Total area: Approx. 1434.3 sq. feet (133.2 sq metres)

Community Fibre and Virgin Media. Checked on checker.ofcom.org.uk

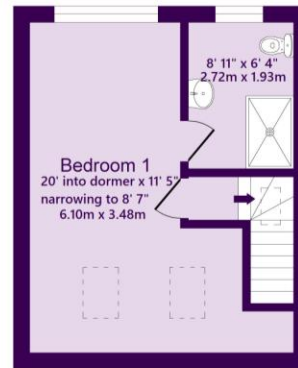
Mobile indoor service - O2, EE, Vodafone and Three show limited for voice and for mobile data Vodafone O2, EE and Three show limited service. Checked on checker.ofcom.org.uk



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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