

Bernard Skinner



- Well presented 4/5 bed townhouse
- Close to extensive park land
- Half a mile Eltham High St
- Quiet cul-de-sac

73 Oakways, Eltham, SE9 2NZ

Offers In Excess Of £485,000

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, dining area open to kitchen 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 w.c. and utility room 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 as is St.Mary's RC primary school and Eltham station a little further. Why not take a look!



Property Description

ENTRANCE HALL

UPVC part glazed door and window to side, understairs area, cloaks cupboard, radiator and wood flooring.

BEDROOM 5/RECEPTION

8' 3" x 8' 2" (2.51m x 2.49m) UPVC patio door to garden, radiator, laminate flooring, door leading to:-

BEDROOM 4

17' x 7' 5" (5.18m x 2.26m) UPVC window to front, fitted wardrobes, radiator, laminate flooring.

UTILITY ROOM

9' 1" x 4' 3" (2.77m x 1.3m) UPVC part glazed door to garden, upvc window to side, fitted base units, stainless steel sink unit, space for washing machine, built in cupboard, radiator, tiled flooring.

CLOAKROOM

6' 1" x 2' 6" (1.85m x 0.76m) UPVC window to rear, w.c., part tiled walls, vinyl flooring.

FIRST FLOOR

LOUNGE

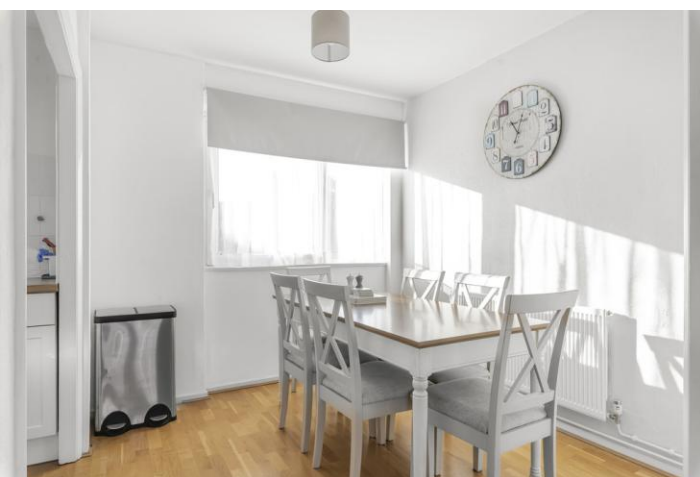
17' 8" x 12' 5" from stairs into recess (5.38m x 3.78m) UPVC window to front, radiator, laminate flooring.

DINING AREA

9' x 8' 4" (2.74m x 2.54m) UPVC window to rear, radiator, laminate flooring, through to:-

KITCHEN

8' 6" x 7' (2.59m x 2.13m) UPVC window to rear, fitted wall and base units, built in oven, hob and hood, stainless steel sink unit, part tiled walls, space for fridge freezer, laminate flooring.





SECOND FLOOR

LANDING

Airing cupboard, fitted carpet, loft access.

BEDROOM 1

13' 8" x 9' 5" (4.17m x 2.87m) UPVC window to front, built in wardrobe, radiator, fitted carpet.

BEDROOM 2

11' 3" x 9' 5" (3.43m x 2.87m) UPVC window to rear, built in wardrobe, radiator, fitted carpet.

BEDROOM 3

10' 1" narrowing to 7' 9" x 5' 11" (3.07m x 1.8m) UPVC window to front, radiator, fitted carpet.



BATHROOM

7' 9" x 5' 10" (2.36m x 1.78m) UPVC window to rear, white suite comprising panelled bath, wash basin with fitted storage, w.c., fully tiled walls, heated towel rail, vinyl flooring.

OUTSIDE

Sunny South facing, easy maintenance patio garden with outside tap

Own drive, outside cupboard housing wall mounted boiler.

Preliminary detail - awaiting validation.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: D - £1,920.36



Oakways, SE9

Total area: Approx. 1240 sq. feet (115.2 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.
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Highest broadband speed available: 1000Mbps Download & 220Mbps Upload with Openreach and Virgin Media. Checked on checker.ofcom.org.uk

Indoor mobile service - EE and Three show likely service and Vodafone and o2 show limited service for voice and for data Three and EE show likely service and o2 and Vodafone show limited service. Checked on checker.ofcom.org.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 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

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