

# Bernard Skinner



- End terrace Bilton house
- Woodland immediately to hand
- No onward chain
- Extended to rear

178 Crookston Road, Eltham, SE9 1YE

Guide Price £475,000

Situated in an enviable location with extensive park, woodland and meadows immediately to hand, highly regarded Deansfield primary school a few hundred yards away and Falconwood station about half a mile or so, this well presented three bedroom end terrace 1930's Bilton house is extended to the rear providing a second reception room alongside the original 27' through living room. There is a sunny, West facing garden and off street parking.



## Property Description

### PORCH

Fully enclosed

### ENTRANCE HALL

Front door, double glazed window to side, radiator, understairs cupboard, laminate flooring

### THROUGH LOUNGE

27' 1" into bay x 10' 5" into recess (8.25m x 3.18m)  
Double glazed bay window to front, patio doors to dining room, two radiators, wooden fire surround, laminate flooring

### DINING ROOM

14' 7" x 12' 0" (4.44m x 3.66m) Double glazed French doors and windows to rear, skylight, radiator, laminate flooring

### KITCHEN

12' 4" x 6' 11" (3.76m x 2.11m) Double glazed door and window to rear, double glazed window to side, fitted wall and base units with work surfaces, Range cooker with stainless steel chimney hood, fridge freezer and washing machine, wall mounted boiler, laminate flooring

### LANDING

Double glazed window to side, fitted carpet

### BEDROOM 1

13' 3" x 10' 5" (4.04m x 3.18m) Double glazed bay window to front, fitted wardrobes, built in storage cupboard, radiator, laminate flooring

### BEDROOM 2

12' 11" x 11' 0" (3.94m x 3.35m) Double glazed window to rear, fitted wardrobes, radiator, fitted carpet







### BEDROOM 3

7' 7" x 6' 10" (2.31m x 2.08m) Double glazed window to front, radiator, fitted carpet

### SHOWER ROOM

9' 0" x 6' 3" (2.74m x 1.91m) Double glazed windows to side and rear, white suite comprising shower unit, wash basin with storage under, w.c, two heated towel rails, fully tiled walls and flooring

### LOFT SPACE

Velux window, eaves storage, storage cupboards, laminate flooring.



### OUTSIDE

A Westerly facing sunny rear garden measuring approximately 62', patio area with outside light and tap, mainly laid to lawn, two sheds, gated side access.

Block paved frontage, providing parking spaces for two cars.

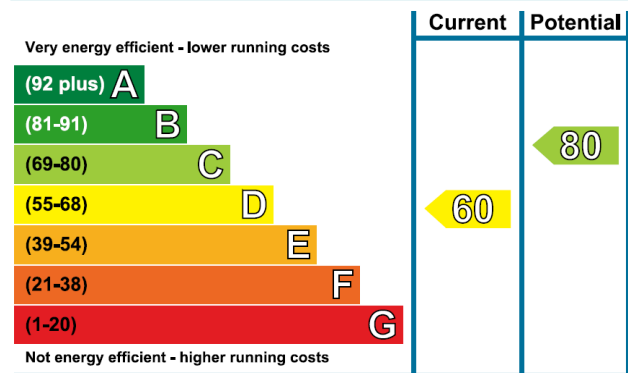




Total area: approx. 106.1 sq. metres (1142.1 sq. feet)  
**Crookston Road, Eltham**

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### Energy Efficiency Rating



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