

Bernard Skinner



84 Ross Way, Eltham, SE9 6RL

Guide Price £425,000

- Three bedroom end of terrace
- Popular Progress Estate
- Conservation area
- Good sized garden

Situated at the brow of Ross Way intersection with Whinyates Road providing extensive views to the front, this three bedroom, end of terrace, cottage-style property within the sought-after Progress Conservation area, is tucked away in the corner and provides an unexpectedly larger than average garden in the price range. With potential for parking to the rear, there is hardstanding reached via double gates from Flintmill Cres with planning needed for dropped kerb if parking is required. With some original features the property is situated in a popular development renowned for its interesting architecture, winding roads and small greens. Within half a mile of highly regarded St. Thomas More primary school and well served by public transport a similar distance away.



Property Description

ENTRANCE AREA

Part glazed front door, picture rail, wood flooring.

LIVING ROOM

17' 1" x 10' 11" (5.21m x 3.33m) Upvc window to front and French doors to garden, radiator, picture rail, wood flooring.

KITCHEN

10' 4" x 10' 2" (3.15m x 3.1m) Upvc window and door to garden, fitted wall and base units, space for washing machine, stainless steel sink unit, wall mounted boiler, built in oven, hob and stainless steel cooker hood, radiator, tiled floor, door to inner lobby.

LOBBY

Tiled floor, door to bathroom.

GROUND FLOOR BATHROOM

Upvc window to rear, white suite comprising panelled with mixer tap, separate shower cubicle, wash basin, wc., heated towel rail, fully tiled walls, tiled flooring.

FIRST FLOOR

LANDING

Upvc window to rear, loft access, wood flooring.





BEDROOM 1

13' 6" into eaves x 8' 4" (4.11m x 2.54m) Upvc window to side, radiator, picture rail, wood flooring.



BEDROOM 2

11' 9" x 8' 11" (3.58m x 2.72m) Upvc window to rear, built in wardrobes to recesses, original cast iron fire surround, picture rail, wood flooring.



BEDROOM 3

9' 10" x 7' 1" (3m x 2.16m) Upvc window to front with extensive views, radiator, picture rail, wood flooring.

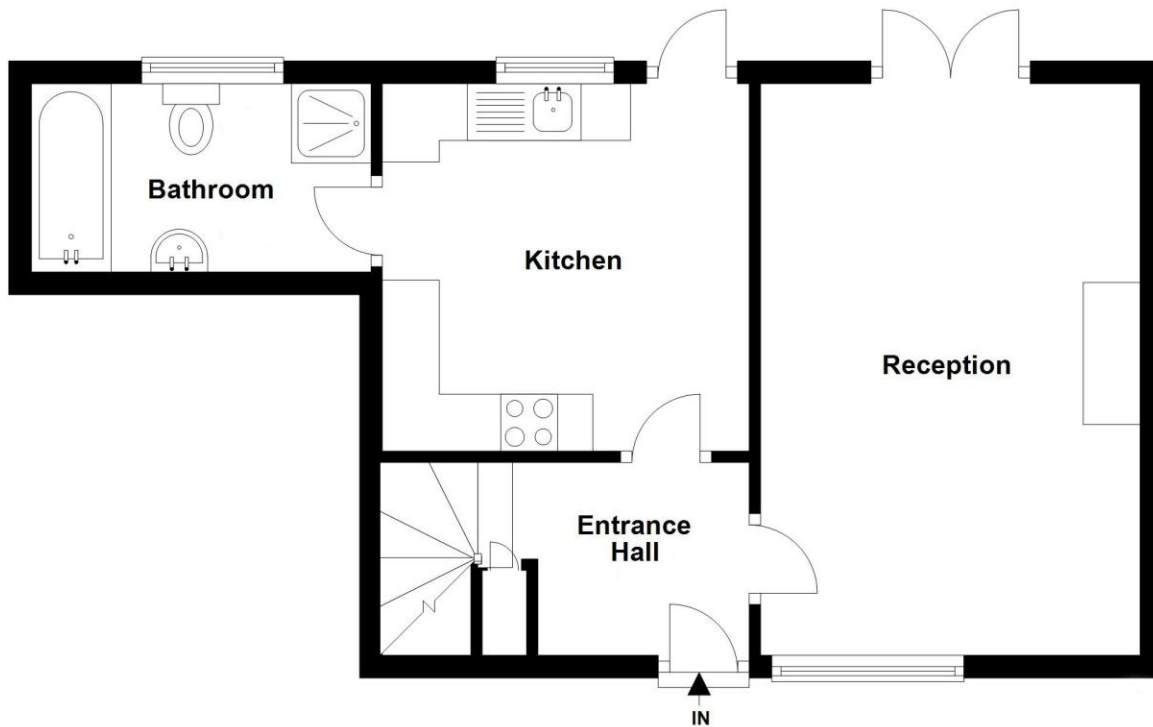
OUTSIDE

The rear and side gardens measure 100' plus at widest point x 100' at deepest point, laid to lawn with some established shrubs, decked and paved patio areas, outside tap, timber shed, gated side access.

There are double gates to the rear boundary with access via Flintmill Crescent, currently no dropped kerb.

Preliminary detail - awaiting validation.





Ground Floor

Approx. 38.7 sq. metres (416.1 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.2 sq. feet)

Total area: approx. 72.1 sq. metres (776.3 sq. feet)

Ross Way, Eltham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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