

Bernard Skinner

Tel: 020 8859 3033

22 Well Hall Road, Eltham, London SE9 6SF

www.bernardskinner.co.uk

• Professional Estate Agency
and Valuation Services

• Chartered Surveyors

• Mortgage Facilities

Eltham's longest-established independent estate agent with over 50 years experience selling properties in the area

197 BEXLEY ROAD, ELTHAM, SE9 2PP

Two Bedroom First Floor Maisonette With Own Garden And Garage, Situated In Cul De Sac Close To Avery Hill Park



PRICE: £185,000 LEASEHOLD (NEW LEASE AVAILABLE)
ACCOMMODATION

- Two Bedrooms * 16' x 13' Lounge * Kitchen * Shower Room * Separate wc
* Gas Central Heating * Double Glazing * Own Garden * Integral Garage *

Tucked away in a cul de sac off Bexley Road, this is one of a small group of maisonettes which rarely come on the market. It is conveniently placed for local shops and buses and is close to Avery Hill Park, while Falconwood Station is about three quarters of a mile away. It is offered with a generous 12'10 x 11'9 main bedroom and a second bedroom which alternatively would serve as a dining room. Although the kitchen would now benefit from updating, the property offers gas fired central heating and pvc double glazing. A particular feature is it's own garden along the side and to the rear of the property which is in the order of 80' long overall.

The accommodation with approximate measurements comprises:
ENTRANCE PORCH Enclosed porch with glazed door.

ENTRANCE LOBBY Fitted carpet. Stairs to first floor.
FIRST FLOOR LANDING Double glazed window to side. Fitted carpet. Radiator.
 Loft access.

LOUNGE 16' x 13'. Double glazed window to front. Two radiators. Fitted gas fire. Fitted carpet.



KITCHEN 9'9 x 7'9. Double glazed window to rear. Fitted with matching wall and base units incorporating hob, hood and work surfaces with stainless steel sink unit. Tiled flooring. Larder and store cupboards, and boiler cupboard housing central heating boiler with hot water



cylinder.

BEDROOM 1 12'10 x 11'9. Double glazed window to rear. Radiator.



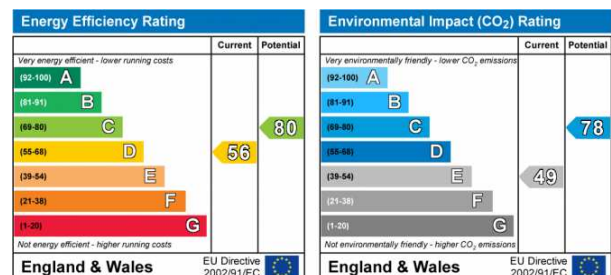
BEDROOM 2 10'1 (into recess) x 9' (plus door recess). Double glazed window to front. Radiator. Fitted cupboard. Parquet flooring.

SHOWER ROOM Double glazed window to side. White suite with pedestal wash hand basin and separate shower cubicle. Radiator. Vinyl flooring.



SEPARATE WC Double glazed window to side. Low level wc. Vinyl flooring.

REAR GARDEN Approx. 80' overall extending along the side and to the rear of the property (tapering at the rear). Shed. Greenhouse. Summerhouse. **INTEGRAL GARAGE**



THE PROPERTY MISDESCRIPTIONS ACT 1991 The agent has not tested any apparatus, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor.