

WHINYATES ROAD, ELTHAM SE9 6NN
GUIDE PRICE £525,000 - £550,000





Situated on a wider than average plot and with more parking than most within this highly sought after conservation area, with it's winding roads, small greens and interesting architecture. This chocolate box, cottage-style house, with tile hung roof, has many interesting and period features and there is certainly much more to it than meets the eye. Versatile accommodation, with one bedroom on the ground floor which could easily be used as a second reception room and a spacious ground floor bathroom with both bath and double shower, there is a well equipped, stylishly fitted kitchen/diner 23' 6" x 8' 5", with integrated appliances and an en-suite wc to the master bedroom. The rear garden is a very impressive feature, well stocked and cared for by the current owners, measuring 66' x 35', and plenty of space for children to run around in and offering a sunny aspect. There is also a recent addition of a garden office with attached storage space and decked frontage. The property is within half a mile or so of highly regarded St. Thomas More RC primary school and well served by public transport with bus routes a similar distance and Eltham station around 0.8 miles away.

ENTRANCE AREA

Composite front door, stairs to first floor.

RECEPTION 1

17' 8" x 11' into recess (5.38m x 3.35m) Upvc window to front, two radiators, wooden fire surround, wood effect vinyl flooring.

KITCHEN/DINER

23' 6" x 8' 5" (7.16m x 2.57m) Upvc windows and patio doors and further double glazed door to the garden, extensively fitted with white gloss wall and base units, integrated dishwasher, fridge/freezer, built in double oven (installed 2026), induction hob with cooker hood over, inset sink unit, Cupboard housing boiler, space for washing machine, two radiators, Karndean flooring, through to:-

LOBBY AREA

Doors to reception room, understairs cupboard and bathroom.

BEDROOM 3/RECEPTION 2

10' 6" x 9' 11" (3.2m x 3.02m) Upvc window to front, built in wardrobes, radiator, fitted carpet.

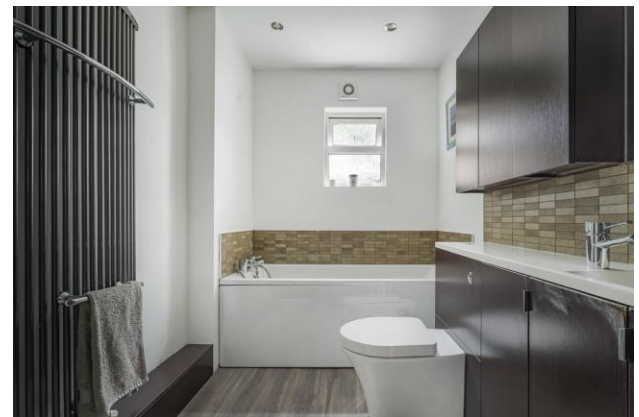


GROUND FLOOR BATHROOM

11' 10" x 6' (3.61m x 1.83m) Upvc window to side, white suite comprising panelled bath, double shower unit, wc and fitted storage, wash basin, radiator, laminate flooring.

FIRST FLOOR







LANDING

Upvc window to rear, loft access, fitted carpet.

BEDROOM 1

18' 3" narrowing to 12' 7" x 9' 3" narrowing to 5' 5" (5.56m x 2.82m) Double aspect room with upvc windows to front and rear, eaves storage cupboard, picture rail, built in wardrobes, radiator, shelved to recess, fitted carpet, door to:-

ENSUITE WC

Wc, wash basin, fitted storage, heated towel rail, tiled floor.

BEDROOM 2

12' 10" x 6' 8" at widest points (3.91m x 2.03m) Irregular shape, measurements taken at widest points, upvc window to side, radiator, picture rail, fitted carpet.

OUTSIDE

very well tended and stocked Westerly facing, sunny rear garden, measuring approximately 66' in depth x 35' (20.12m x 10.67m), laid to lawn with well established

flower and shrub borders, greenhouse, outside tap and lighting, large paved patio area, gated side access.

Garden office: Built approximately two years ago, 11' x 9' 7" (3.35m x 2.92m), upvc French doors and window, electric heater, laminate flooring, composite decking to front with overhead lighting

Storage room attached to garden office 10' 11" x 4' 10" (3.33m x 1.47m) light and power

Paved frontage with ample parking.

MATERIAL INFORMATION

TENURE: Freehold

Council tax band: D

Flat roof to extension re-covered 2021

All purchasers are subject to identity checks. We use a third party company to complete these for us. The charge is £36 inc vat per person which requires to be paid at your earliest convenience once your offer has been accepted, this enables us to conduct the verification checks we are obliged to do as per HMRC Anti Money Laundering guidelines.

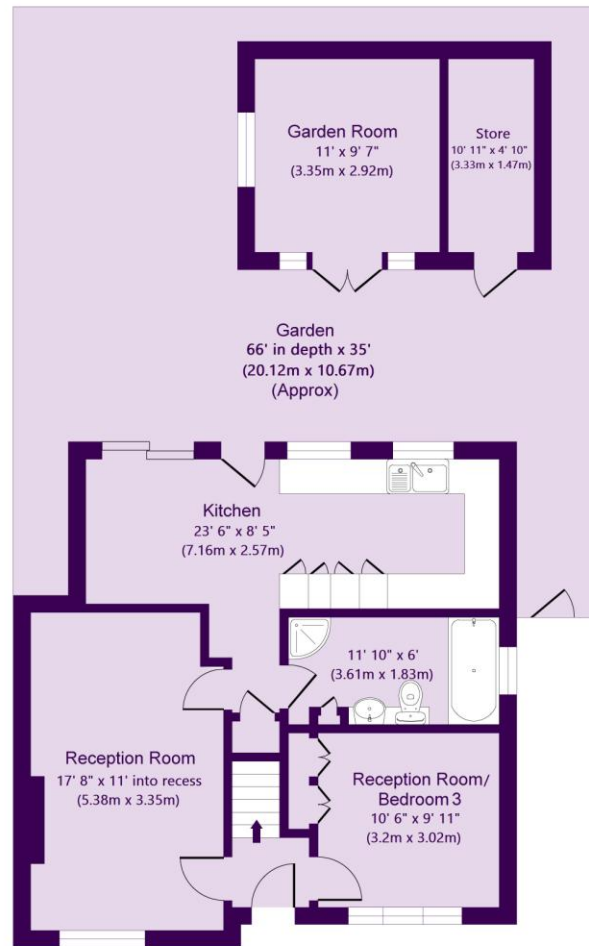


Whinyates Road SE9

Approx. Internal Area 998.9 sq. feet (92.8 sq meters)

Total area: 173.2 sq. feet (16.0 sq meters)

Total area: Approx. 1172.1 sq. feet (108.8 sq meters)



Ground Floor



First Floor



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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SE9 6SF

www.bernardskinner.co.uk
mail@bernardskinner.co.uk
020 8859 3033

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