

Bernard Skinner



1 Glenbarr Close, Eltham Park, SE9 1RQ

Guide Price £578,000 - £585,000

- Well presented 3 bedroom semi
- Sought-after Eltham Park
- Open plan kitchen/diner/conservatory
- Sunny West facing garden

Situated in a small cul-de-sac of 10 properties, this well presented three bedroom Bilton semi, has an open plan living space to the rear, with a conservatory extension, combining kitchen and dining space, with the benefit of a stylish and spacious bathroom with roll top bath and separate shower unit, there is also a ground floor cloakroom and plantation shutters to the front elevation. Offering plenty of off street parking and a wider sideways, there is potential for a wraparound extension subject to planning. With an easy maintenance sunny, West facing rear garden, the property is situated in sought-after Eltham Park, with a variety of local shops and cafes on Westmount Road around half a mile or so, highly regarded Deansfield school about a third of a mile, Eltham station around a mile and extensive woodland and meadow immediately to hand. Why not take a look!



Property Description

ENTRANCE HALL

Composite front door, upvc window to side, radiator, understairs cupboard, wood flooring.

RECEPTION 1

12' 6" into bay x 11' 5" into recess (3.81m x 3.48m)
Upvc bay window to front with shutters, two radiators, fitted carpet.

KITCHEN/DINER/CONSERVATORY

19' 9" narrowing to 16' 5" x 17' 6" (6.02m x 5.33m)
Upvc windows to front, side and rear, fitted cream fronted wall and base units, built in oven, hob and chimney hood, stainless steel sink unit, space for washing machine, two radiators, wood flooring, French doors to garden.

GROUND FLOOR CLOAKROOM

Upvc window to side, w.c, wash basin.

FIRST FLOOR

LANDING

Upvc window to side, loft access via retractable ladder, fitted carpet.

BEDROOM 1

12' 9" into bay x 10' 10" into recess (3.89m x 3.3m)
Upvc bay window to front with shutters, radiator, fitted carpet.





BEDROOM 2

13' x 11' 2" (3.96m x 3.4m) Upvc window to rear, radiator, built in cupboard, fitted carpet.



BEDROOM 3

7' 7" x 7' 1" (2.31m x 2.16m) Upvc window to front with shutters, radiator, fitted carpet.



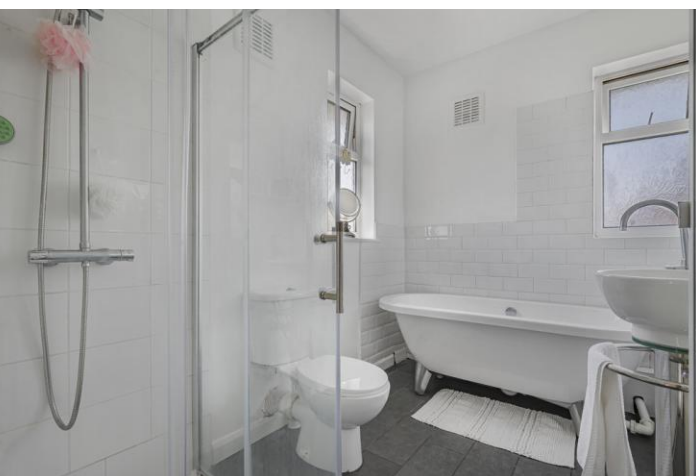
BATHROOM

9' 5" x 6' 4" (2.87m x 1.93m) Upvc windows to side and rear, roll top bath with stand alone shower attachment and mixer tap, wash bowl and stand, separate shower unit with rain showerhead and small showerhead, wc, radiator.



OUTSIDE

The sunny, easy maintenance, Westerly facing rear garden measures approximately 26' x 26', paved patio and wider sideway with gated access, artificial grass, shed, outside tap.



Paved frontage providing plenty of parking for at least 3-4 vehicles.



MATERIAL INFORMATION

Tenure: Freehold

Council Tax Band: E - £2,576.07

Glenbarr Close, SE9 1RQ

Total area: Approx. 989.8 sq. feet (91.9 sq metres)



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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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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 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

22 Well Hall Road
Eltham
SE9 6SF

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

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