



VILLAGE ESTATES

• EST.1993 •



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POTENTIAL TO EXTEND AND IMPROVE

DULVERTON SCHOOL CATCHMENT

DETACHED GARAGE TO REAR

PRIVATE MAINLY LAWNED REAR GARDEN

SHORT WALK TO NEW ELTHAM STATION

OFFERED WITH NO CHAIN



42 Telford Road
London, SE9 3RD

£650,000

Offered Chain Free this charming chalet style house is located in the highly sought-after area of New Eltham. This property is situated near the highly popular Dulverton Primary school, making it an ideal location for families with young children. One of the main attractions of this property is the 72ft rear garden and detached garage. The house is conveniently located close to the New Eltham train station, which is in Zone 4, making commuting into London easy and affordable. The property also has off-road parking, which is a valuable asset in this part of town. Offering potential for improvement and further extension, making it an ideal investment for those looking to add value to their property. The location is highly desirable, with easy access to all local amenities, including shops, restaurants, and parks.

EPC RATING: E

TENURE: Freehold

COUNCIL TAX BAND: E

LEASE TERM: Not Applicable



Ground Floor

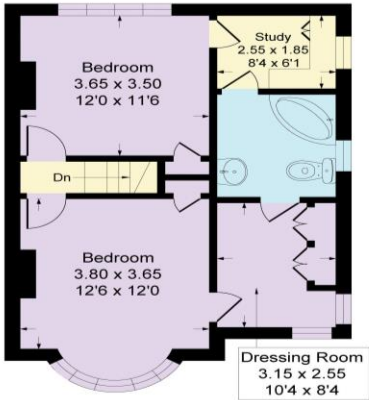
Telford Road SE9

Approximate Gross Internal Area

122.7 sq m / 1322 sq ft

Garage = 16.0 sq m / 172 sq ft

Total = 138.7 sq m / 1494 sq ft



First Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.