



£750,000

Craigton Road, Eltham, SE9 1QF

Chattertons

Est. 1893



## 3 bedroom Corbett house

Located in a very popular road is this stunning Corbett house with striking bare brick exterior. The house is immaculate and finished to a very high standard with some classy extra touches.

The accommodation downstairs includes 2 receptions which are open plan, kitchen with high end finish, separate small playroom or study and cloakroom with sensor activated flush and tap.

The upstairs includes 3 bedrooms all a good size with the smallest room featuring a unique and mesmerizing fibre optic star scene and the bathroom is really classy with free standing bath and separate shower. The house has double glazing and central heating together with contemporary decoration complimented by some original features.

The outside includes a beautiful garden to the rear with driveway to the front providing parking for 2 cars. Located less than 5 minutes from Eltham Mainline station which offers fast and frequent access into London Bridge and London Victoria, also close at hand is the bustling high street.





- Very popular road
- Corbett house with parking for 2 cars
- Immaculate condition
- Bare brick exterior
- High end finished kitchen

#### Entrance Hall

Attractive entrance door, oak flooring, column radiator, coving and centre rose

#### Lounge/Dining Room 28' 0" x 14' 0" (8.53m x 4.27m)

Double glazed bay window, column radiator, coving and centre rose, open plan to dining room with radiator, oak flooring, centre rose and coving

#### Playroom 8' 6" x 7' 10" (2.59m x 2.39m)

Column radiator, oak flooring, large serving hatch to kitchen

#### Kitchen 13' 2" x 8' 10" (4.01m x 2.69m)

With a high end finish, classic wall and base units finished in light grey, enamel single drainer sink unit with 1.5 bowl, mixer taps and instant boiling water tap, integrated double oven with gas hob and extractor hood, integrated dishwasher, bare brick feature wall, solid oak work top, modern flooring finished with luxury vinyl tiles, double glazed window looking on to the garden and door to garden

#### Utility Room

Double glazed window, space for American style fridge freezer, space for stacked white goods with plumbing for washing machine, finished with luxury vinyl tiled floor

#### Cloakroom

Low level wc with sensor flush, wall hung wash hand basin with sensor activated tap, tiled walls and floor

#### Stairs to the first floor

Access to the loft, carpet

- Classy bathroom
- Mesmerizing fibre optic star scene in bedroom 3
- Utility room
- Ground floor cloakroom
- Less than 5 mins to Eltham mainline station

#### Bedroom 1 15' 7" x 11' 3" (4.75m x 3.43m)

Double glazed bay window, radiator, carpet

#### Bedroom 2 12' 1" x 11' 2" (3.68m x 3.40m)

Double glazed window, radiator, carpet

#### Bedroom 3 9' 8" x 8' 7" (2.95m x 2.62m)

Double glazed window, radiator, carpet, feature ceiling with led light strip and mesmerizing fibre optic twinkling star scene

#### Bathroom

Classy space with large free standing bath with mixer taps, generous shower area, low level wc, wall hung wash hand basin with mixer taps, beautifully tiled walls and floor, opaque double glazed window

#### Rear Garden 53' 7" x 21' 3" (16.33m x 6.48m)

Decked area leading to immaculate lawn and featuring a beautiful array of flowers plants and shrubs, outside tap and light, large shed

#### Front Driveway

Providing off road parking for 2 cars side by side





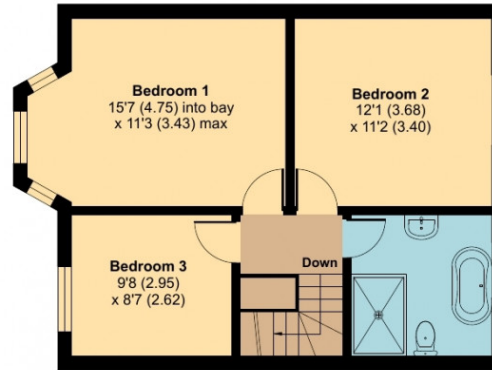
## Craigton Road, London, SE9

Approximate Area = 1261 sq ft / 117.1 sq m

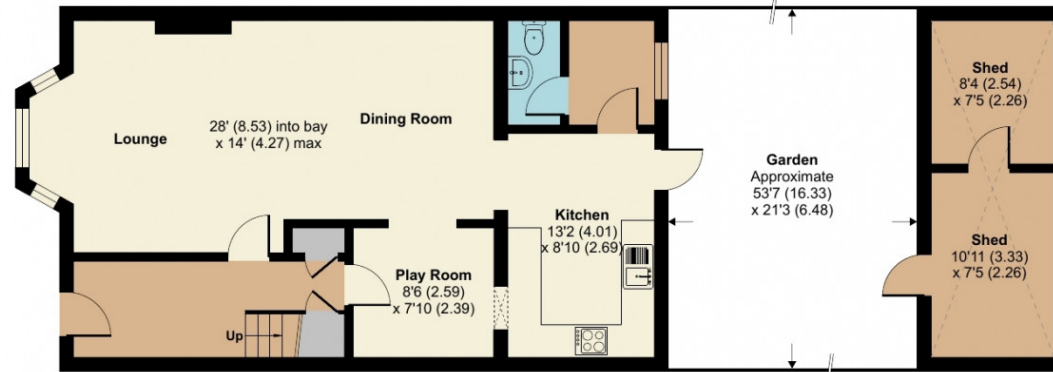
Outbuilding = 151 sq ft / 14 sq m

Total = 1412 sq ft / 131.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlichecom 2023. Produced for Chattertons Estate Agents Ltd. REF: 1016286

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

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