



£899,995

Avery Hill Road, New Eltham, SE9 2BD

Chattertons

EST 1893



# Striking double fronted house

This is a striking double fronted period house offering over 2400 square feet of space and with a clever connection to the outside which takes alfresco dining to a whole new level.

Located moments from New Eltham mainline station, those needing to commute into London will enjoy the 2 minute stroll to the station and for families great schools nearby with a lovely range of shops and services on the door step.

The heart of the house is the stunning open plan kitchen diner with high finish and connected to the outside via bi folding windows which pulls the outside in and with a clever seating area outside making the space feel more like a high class bar all covered by an electric awning.

The rest of the accommodation includes 3 large receptions, 4 double bedrooms, 2 bathrooms and large utility with cloakroom.

A house from the past very much modified for the present and future, the ground floor has under floor heating and the property is ready for the next family to move in and enjoy.

The outside features a rear garden with Southerly aspect and to the front is a large driveway for multiple cars.



**Striking double fronted period house**  
**Unique connection to the outside**  
**Alfresco dining in style**  
**Bi fold windows**  
**4 double bedrooms**

#### **Entrance Hall**

Geometric tiled floor

#### **Lounge 18' 4" x 11' 7" (5.58m x 3.53m)**

Double glazed bay window to front, underfloor heating with porcelain tiled floors, fireplace, picture rail, coving with ornate centre ceiling rose.

#### **Second Reception 14' 10" x 11' 8" (4.52m x 3.55m)**

Two double glazed sash windows to front, underfloor heating with porcelain tiled floors.

#### **Kitchen Diner 28' 6" x 10' 8" (8.68m x 3.25m)**

Range of pastel shade wall and base units with quartz work surfaces over, large inset sink with mixer taps, toher instant boiling water tap, integral wine cooler, space for double fridge freezer and range style oven with Carrara marble splash back, space for large dining table, underfloor heating, bi fold windows to rear, underfloor heating, open plan to family room double glazed french doors to rear.

#### **Family Room 11' 7" x 9' 5" (3.53m x 2.87m)**

Under floor heating, mood lighting

#### **Utility Room 10' 5" x 9' 9" (3.17m x 2.97m)**

Panelled walls with base units and worktops over, large inset sink with mixer taps. traditional pulley maid clothes airer/dryer rack, integral fridge with space for white goods, underfloor heating with geometric tiled floor, integrated tall storage cupboards.

#### **Cloakroom**

W.C and wash hand basin, panelled walls, tiled floor.

#### **Stairs to the first floor**

Sash window with secondary glazing to rear.

#### **3 receptions**

**Stunning kitchen diner**

**2 bathrooms**

**Large utility and cloakroom**

**2 minutes from New Eltham mainline station**

#### **Bedroom 2 16' 4" x 13' 1" (4.97m x 3.98m)**

3 Sash windows with secondary glazing to front, two radiators, picture rail, storage cupboard with boiler

#### **Bedroom 3 15' 8" x 11' 9" (4.77m x 3.58m)**

Two sash windows with secondary glazing to front, double radiator, ceiling fan, picture rail.

#### **Bedroom 4 11' 9" x 9' 9" (3.58m x 2.97m)**

Sash window with secondary glazing, radiator, picture rail.

#### **Bathroom 9' 9" x 9' 3" (2.97m x 2.82m)**

Frosted sash window with secondary glazing, free standing full size bath with free standing mixer tap, tiled double shower with mixer shower, column radiator, tiled floor.

#### **Stairs to the top floor**

Mezzanine floor with double glazed, skylight to rear.

#### **Bedroom 1 19' 9" x 17' 2" (6.02m x 5.23m)**

Two skylight windows to front and one to rear. double glazed window to rear, multiple eaves storage cupboards, radiator, spotlights, carpet.

#### **En Suite**

Double glazed window to rear, tiled shower cubicle with panelled walls, wash hand basin with vanity unit, wc, tiled floor, heated towel rail.

#### **Rear Garden 70' 0" x 22' 6" (21.32m x 6.85m)**

Laid to lawn with patio area and electrically operated awning above, with seating area looking in to the kitchen with raised bar

#### **Front Driveway**

Spacious front driveway providing parking for multiple cars







## Avery Hill Road, London, SE9

Approximate Area = 2160 sq ft / 200.6 sq m

Limited Use Area(s) = 313 sq ft / 29 sq m

Total = 2473 sq ft / 229.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1076952

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. Ref Code:

020 8859 4000

405 Footscray Road

New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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