



£700,000 Guide Price

Montbelle Road, New Eltham, SE9 3PD

Chattertons

EST 1893

Superb 1930s house

Located in a very popular road as it is within easy reach of New Eltham mainline station and also the very trendy Chislehurst with its eclectic mix of bars and eateries. Also close at hand are 3 great primary schools, Edgebury, Montbelle and Red Hill. This property has been extended and finished to an excellent standard and the owners have manifested a great family space with a cool edge. The heart of the house is the open plan kitchen diner which has a high end kitchen with space for cooking, socialising and dining with a front row view of the beautiful garden with huge glass doors that open to the outside, al fresco is achieved in moments. The rest of the accommodation includes 2 receptions although the owner is using one of those receptions as a bedroom and it really works, the lucky daughter who has the bedroom on the ground floor has hit the jackpot as it is a lovely spacious room, the rest of the accommodation includes 3 good size bedrooms and spacious bathroom with free standing bath and shower, downstairs cloakroom which would not look out of place in a trendy nightclub and utility room. The owners taste is exquisite and this house is perfect for someone looking for an immediate move in situation. The garden is lovely and at the back of the garden is a detached building called the Music Room. To the front is a driveway providing parking for multiple cars.



1930s semi detached house
Extended kitchen diner
Excellent finish with cool edge
3 Bedrooms
3 Receptions (1 currently used as 4th bedroom)

Entrance Porch

Entrance Hall

Beautiful herringbone style parquet flooring, under stairs storage cupboard, column radiator

Lounge 16' 3" x 12' 7" (4.95m x 3.83m)

Double glazed bay window, beautiful herringbone style parquet flooring, radiator, fireplace, this is currently being used as a bedroom

Second Reception 12' 4" x 10' 8" (3.76m x 3.25m)

Beautiful herringbone style parquet flooring, radiator, feature wall with fireplace and space for tv above

Kitchen Dining 25' 6" x 15' 5" (7.77m x 4.70m)

Open plan heaven with space for large dining table, huge sliding double glazed patio doors to the garden which have an opening of 2 thirds to the outside, kitchen is well designed with a comprehensive range of wall and base units finished with composite work surface, 2 eye level Neff ovens, integrated German fridge with family size space, sink unit with mixer taps, centre island with 5 ring gas hob, with flush extractor above with led lights, drinks preparation area incorporating an instant boiling tap with filtered water, beautiful flooring, subtle lighting

Cloakroom

With pure night club vibes visit at your convenience in style, low level wc, wash hand basin, spending a penny has never been so fun

Utility Room 7' 0" x 4' 5" (2.13m x 1.35m)

Space for 2 white goods side by side

Stairs to the first floor

Panelled walls, double glazed window to the side

Cloakroom and upstairs bathroom
Alan Titchmarsh inspired garden
Detached music room
New Eltham and Chislehurst border

Bedroom 1 16' 6" x 11' 4" (5.03m x 3.45m)

Double glazed bay window with shutters, built in wardrobes, carpet

Bedroom 2 12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed window, radiator, carpet, built in wardrobes

Bedroom 3 8' 4" x 7' 7" (2.54m x 2.31m)

Double glazed window with shutters, radiator, wood flooring

Bathroom 8' 8" x 7' 9" (2.64m x 2.36m)

2 frosted double glazed windows, free standing bath with mixer taps, wet room shower behind with shower mixer, low level wc, wash hand basin with vanity below, tiled floor, extractor fan, spotlights, tiled floor

Rear Garden 50' 0" x 27' 7" (15.23m x 8.40m)

An Alan Titchmarsh design brought to life in complete style featuring a large decked area leading down to artificial grass area with thoughtfully placed raised flower planters, outside tap and lights

Music Room 18' 11" x 10' 10" (5.76m x 3.30m)

Detached building at the back of the garden, music lovers heaven.

Store 10' 10" x 7' 7" (3.30m x 2.31m)

Garden storage

Front Driveway

Providing parking for multiple cars





Montbelle Road, London, SE9

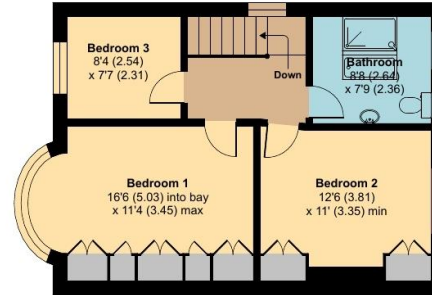
Approximate Area = 1427 sq ft / 132.5 sq m

Garage = 110 sq ft / 10.2 sq m

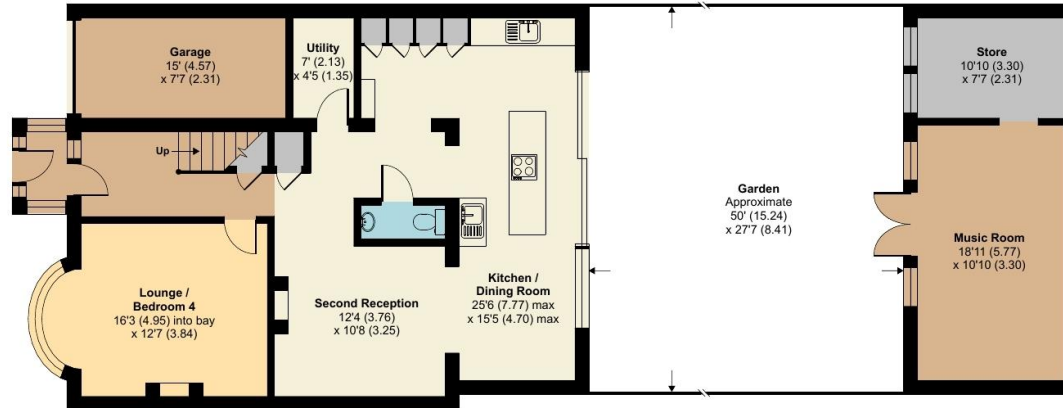
Music Room = 287 sq ft / 26.7 sq m

Total = 1824 sq ft / 169.4 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). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1081273

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:

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