

## £725,000

Telford Road, New Eltham, SE9 3RD



EST 1893

### 4 bed chalet house

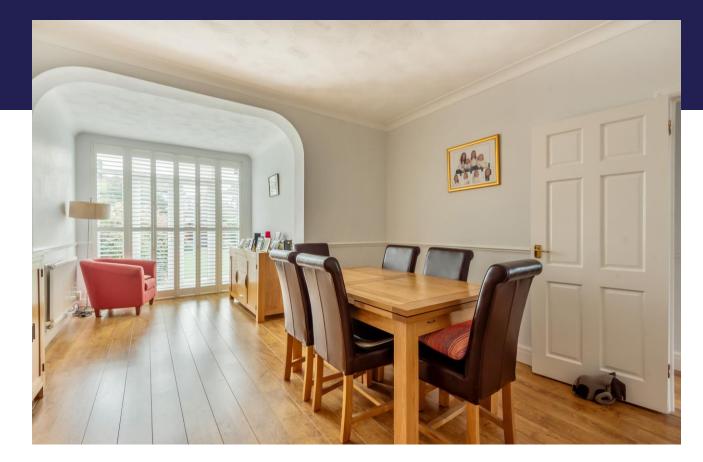
This 1930's Chalet house is located in one of the most popular roads in the area and always in demand is this 1930s extended chalet home.

The location is so good because it is around 8 minutes walk to New Eltham mainline station and is so quiet and residential and within a moments walk of the brilliant Dulverton Primary School.

Dulverton Primary School. This property is presented in immaculate condition, the owner had all brand new double glazing installed a few years ago complimented with plantation style shutters and light and neutral decor throughout. The accommodation includes 4 bedrooms and 2 receptions with bathroom upstairs and downstairs cloakroom.

The outside features a pretty and yet easy to maintain garden with modern patio and high grade artificial grass with a private driveway.

The owner has been very happy in this house and is ready for the next family to move in and create new memories.









#### Entrance Hall

Laminate flooring, radiator

#### Lounge 15' 0" x 11' 11" (4.57m x 3.63m)

Double glazed window with plantation style shutters, radiator, laminate flooring, double doors to the dining room

#### Dining Room 23' 1" x 11' 11" (7.04m x 3.63m)

Double glazed doors to the garden, with plantation style shutters, radiator, laminate flooring

#### Kitchen 11' 11" x 10' 1" (3.63m x 3.07m)

Double glazed window with plantation style shutters, door to the garden, fitted wall and base units with laminate work surface, stainless steel single drainer sink unit with 1.5 bow and mixer taps, side by side integrated fridge freezer, double oven, gas hob cupboard housing boiler, integrated dishwasher

#### Bedroom 4 11' 0" x 7' 1" (3.35m x 2.16m)

Double glazed bay window with plantation style shutters, double radiator, laminate flooring

#### Cloakroom

Frosted window low level wc, work surface with sink with mixer taps, plumbing for washing machine, vinyl floor covering

#### Stairs to the first floor Carpet

#### Bedroom 1 11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window with plantation style shutters, double radiator, laminate flooring

#### Bedroom 2 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed bay window with plantation style shutters, radiator, laminate flooring

#### Bedroom 3 15' 0" x 7' 0" (4.57m x 2.13m)

2 double glazed windows with plantation style shutters, double radiator, laminate flooring

#### Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower attachment, low level wc shower cubicle, wash hand basin with vanity below, airing cupboard housing immersion heater, laminate flooring

#### Rear Garden 52' 11" x 29' 0" (16.13m x 8.84m)

Well designed patio with high grade artificial grass, outside tap and light with covered area, summer house.

#### **Front Driveway**

Providing comfortable parking for 2 cars and double gates







#### Telford Road, London, SE9

Approximate Area = 1261 sq ft / 117 sq m For identification only - Not to scale









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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Measure

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