



£725,000

Telford Road, New Eltham, SE9 3RD

Chattertons

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.

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntnchem 2024. Produced for Chattertons Estate Agents Ltd. REF: 911139

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