



Price band £800,000 to £825,000

Domonic Drive, New Eltham, SE9 3LQ

Chattertons

EST 1893

Extended 4 bed semi

Located in a very popular road on the border of New Eltham and Chislehurst is this beautifully extended 1930s semi detached house with proper family sized accommodation and presented in immaculate condition.

The heart of the house is the open plan kitchen, dining and family room with a lovely outlook to the garden and finished with a herringbone parquet floor, the rest of the accommodation includes 4 double bedrooms, 3 bathrooms (2 are on en suite and the other is the super size family bathroom), full utility, separate cozy lounge and ground floor cloakroom with a high end finish.

The outside includes a good size garden with raised patio including storage below and driveway to the front providing parking.

Close by to excellent schools and easy reach of New Eltham mainline station and Chislehurst Village.



Very popular road
Beautifully extended 1930s semi detached house
4 double bedrooms
3 bathrooms
Main bathroom super family sized

Entrance Porch
Double glazed door, tiled floor

Entrance Hall
Spacious and finished with herringbone style parquet flooring, under stairs storage cupboard

Lounge 14' 0" x 9' 8" (4.26m x 2.94m)
Double glazed bay window with shutters, radiator, carpet

Kitchen Dining Family Room 23' 6" x 20' 11" (7.16m x 6.37m)
Open plan living with style, herringbone parquet flooring, Matt black double glazed doors to the garden, 2 double glazed windows to the rear, skylight window, 2 column radiators, fitted wall and base units finished with a granite work surface, 2 integrated Neff ovens with induction hob with hidden extractor hood, huge island with butler sink with mixer taps, integrated dishwasher

Utility Room 12' 8" x 6' 9" (3.86m x 2.06m)
Good size with a comprehensive range of storage solutions, space for side by side white goods and plumbing for washing machine, combi boiler and mega flow, stainless steel single drainer sink unit with mixer taps, tiled floor

Ground Floor Cloakroom
High end finish with sink unit, high level flush wc, vertical column radiator, swish wallpaper, tiled floor

Stairs to the first floor
With carpet runner

Bedroom 2 13' 3" x 10' 4" (4.04m x 3.15m)
Leaded light double glazed bay window, column radiator, carpet

Open plan kitchen dining and family room
Herringbone parquet flooring
High end ground floor cloakroom
Driveway to the front
Immaculate condition

En Suite
Frosted double glazed window, shower cubicle, wash hand basin with vanity below and mixer taps, low level wc, tiled walls and floor

Bedroom 3 11' 11" x 10' 4" (3.63m x 3.15m)
Leaded light double glazed window, laminate flooring, column radiator

Bedroom 4 13' 0" x 9' 0" (3.96m x 2.74m)
Leaded light double glazed window, column radiator, carpet, access to loft

Family Bathroom
Frosted double glazed window, free standing bath with black mixer taps and shower, separate walk in shower area with shower unit, wash hand basin with vanity and mixer taps, low level wc, tiled floor and walls, chrome heated towel rail

Stairs to the top floor
Skylight window, carpet

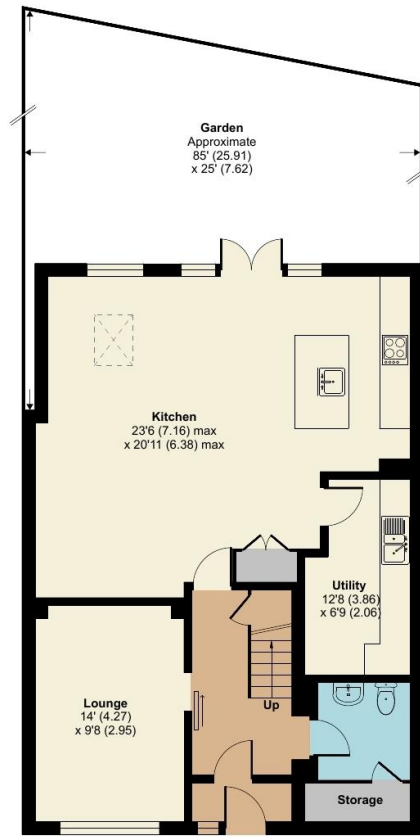
Bedroom 1 15' 5" x 11' 7" (4.70m x 3.53m)
Leaded light double glazed window to the rear, skylight window to front, eaves storage, coulomb radiator, carpet

En Suite
Frosted double glazed window, low level wc, wash hand basin with vanity below and mixer taps, walk in shower, tiled walls and floor, heated towel rail

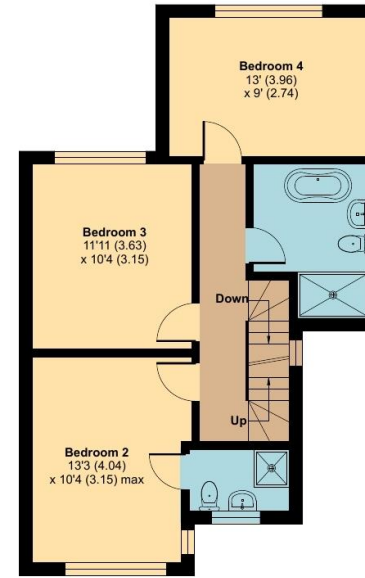
Rear Garden 85' 0" x 25' 0" (25.89m x 7.61m)
Large raised patio with quality tiles and allowing for storage below, steps down to the lawned area with trees and plants

Front Driveway
Providing off road parking





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Domonic Drive, London, SE9

Approximate Area = 1619 sq ft / 150.4 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Total = 1665 sq ft / 154.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1102401

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

Chattertons

EST 1893