



£680,000

Cedric Road, New Eltham, SE9 3SQ

Chattertons

EST 1893

# A 1930s Stunner

The ultimate 1930s semi detached house which has been refurbished from top to bottom and presented in pristine condition all ready for the new owner to move in unpack and start living. The owners taste is exquisite and the finish of the house is very special and this starts before you even enter the house as the property has instant kerb appeal with attractive drive and frontage. On walking in to the house you are greeted with a light and spacious entrance hall and you peek a view of the extended kitchen diner with bi folding doors allowing for instant access to the outside the kitchen is excellent and is complete with an island with breakfast stools. The rest of the accommodation includes a large lounge, 3 good size bedrooms, high end first floor bathroom and ground floor cloakroom. Located in a great position close by to New Eltham mainline station along with the very popular Dulverton Primary school also close at hand. The house is offered to the market chain free.



**Extended 1930s semi detached house**  
**Pristine condition**  
**Open plan kitchen dining room**  
**Bi folding doors**  
**Island in kitchen with contrasting stools**

#### **Entrance Hall**

Bright and spacious, under stairs storage cupboard, designer radiator, led downlights, laminate flooring, chrome light switches

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

Double glazed bay window, deep pile luxury carpet, led downlights, chrome matching light switches and power points

#### **Kitchen Dining Room 22' 8" x 18' 10" (6.90m x 5.74m)**

Bi folding doors to the outside allowing for instant al fresco dining, 2 triple glazed skylight windows, double glazed window to the side, high end gloss white kitchen with fitted wall and base units with work surface, built in oven and induction hob, finished with attractive work surface, integrated dishwasher, sink unit with contrasting black chef style tap, island with breakfast stools, led down lights, cupboard housing combi boiler, laminate flooring, chrome power points and light switch

#### **Ground Floor Cloakroom**

Low level wc, frosted double glazed window, tiled floor

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

Double glazed window to the side, access to the loft, deep pile luxury carpet, led down lights, chrome light switch

**Driveway to the front**  
**Instant kerb appeal**  
**Led downlights throughout**  
**Move in, unpack and start living**  
**Chain free**

#### **Bedroom 1 16' 1" x 11' 2" (4.90m x 3.40m)**

Double glazed bay window, radiator, deep pile luxury carpet, led down lights, radiator, chrome power points and light switch

#### **Bedroom 2 13' 0" x 10' 7" (3.96m x 3.22m)**

Double glazed window, radiator, deep pile luxury carpet, led down lights, chrome power points and light switch

#### **Bedroom 3 8' 3" x 7' 6" (2.51m x 2.28m)**

Oriel bay window, deep pile luxury carpet, led down lights, chrome power points and light switch, radiator

#### **Bathroom**

Frosted double glazed window, gloss white suite with contrasting black fittings, panelled bath with mixer taps, shower above and rainfall shower above, wall hung wash hand basin with mixer taps, close coupled low level wc, heated towel rail, tiled walls and floor, led down lights

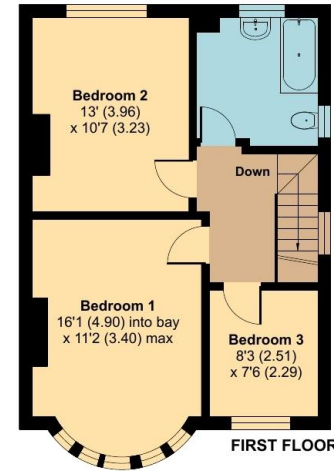
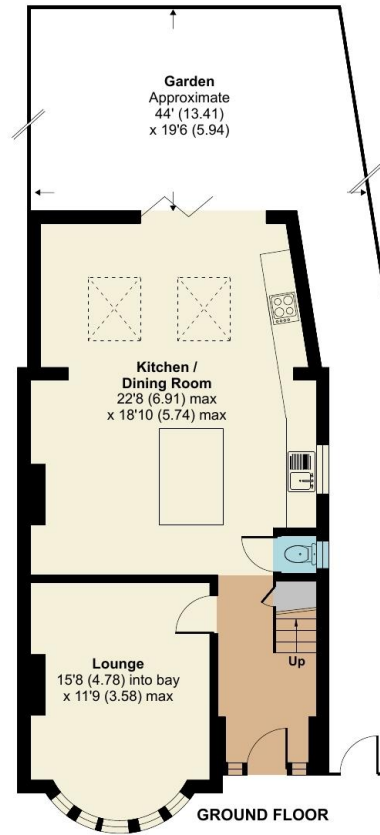
#### **Rear Garden 44' 0" x 19' 6" (13.40m x 5.94m)**

With lovely deck and laid to lawn, side access

#### **Driveway**

With neat border and patterned tarmac driveway providing off road parking for 2 cars





## Cedric Road, London, SE9

Approximate Area = 1200 sq ft / 111.5 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). © nrichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1106432

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