



£615,000

Footscray Road, New Eltham, SE9 3UL

Chattertons

EST 1893

1930s semi detached house

Located in a great central position literally a moments walk to New Eltham mainline station and with a lovely green outlook to the rear. This is a 1930s semi detached house which has been in the same family since 1956 and been a very happy family home. Being a 30s house the rooms are typically a good size, including 2 large receptions and 3 bedrooms with a spacious entrance hall. The rear garden is a good size and with a lovely green outlook, to the front is a driveway providing off road parking. The house has some original features including the internal doors and fireplaces. The property benefits from gas central heating and double glazing but would benefit from some updating. Offered to the market chain free.



Moments from New Eltham mainline station
1930s semi detached house
Spacious rooms
Lovely garden with green outlook beyond
Great potential for extension (stpp)

Entrance Hall

Radiator, carpet

Lounge 15' 10" x 13' 0" (4.82m x 3.96m)

Double glazed bay window, radiator, fireplace

Dining Room 12' 8" x 11' 0" (3.86m x 3.35m)

French doors to conservatory, radiator, carpet, original fireplace

Kitchen 9' 2" x 8' 2" (2.79m x 2.49m)

Frosted double glazed window, wall and base units with work surface, sink unit with 1.5 bowl and mixer taps, cooker point, tiled walls and vinyl floor covering, boiler

Conservatory 20' 7" x 6' 11" (6.27m x 2.11m)

Double glazed windows and door to the garden

Stairs to the first floor

Double glazed window, carpet, access to the loft

Chain free

Off road parking

In the same family for 68 years

Original fireplaces

Needs updating

Bedroom 1 15' 9" x 12' 7" (4.80m x 3.83m)

Double glazed bay window, 2 radiators, carpet, built in wardrobes

Bedroom 2 12' 8" x 10' 11" (3.86m x 3.32m)

Double glazed window with lovely outlook, radiator, carpet

Bedroom 3 8' 0" x 7' 1" (2.44m x 2.16m)

Double glazed window, radiator, carpet, built in wardrobe

Bathroom

Frosted double glazed window, panelled bath, pedestal wash hand basin

Separate WC

Frosted double glazed window, low level wc, carpet

Rear Garden 90' 0" x 23' 0" (27.41m x 7.01m)

Laid to lawn with patio area, lovely outlook

Driveway

Providing off road parking

Garage 19' 6" x 9' 5" (5.94m x 2.87m)





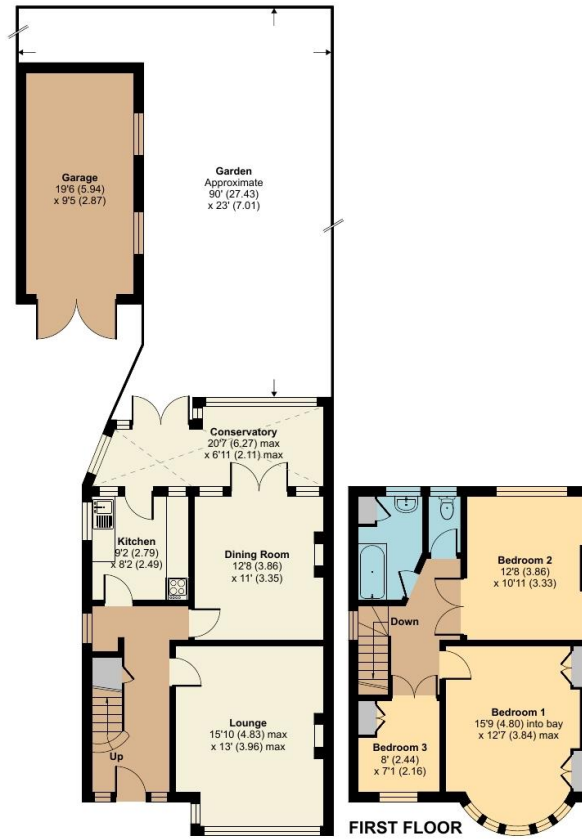
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Approximate Area = 1247 sq ft / 115.8 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1432 sq ft / 132.9 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1100321

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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