



Price band £550,000 to £575,000

Sparrows Lane, New Eltham, SE9 2BT

Chattertons

EST 1893

## 3 bed house

Price band 550,000 to 575,000  
Located towards the end of a very popular road moments away from the green chain walk which leads directly in to Avery Hill Park and also less than 10 minutes walk to New Eltham mainline station. This is a lovely home presented in excellent condition with a beautiful contemporary finish. The accommodation includes lounge, separate kitchen diner with integrated appliances, 3 bedrooms and ultra modern bathroom with high end tiling. The outside space includes a rear garden and front driveway with parking for 2 cars. The house is on the best side of the road as it backs on to green space. Great first time buy.



**Very popular road**

**Moments from Avery Hill Park**

**Less than 10 minutes New Eltham mainline station**

**Excellent condition**

**Beautiful contemporary finish**

**Entrance Porch**

**Entrance hall**

Laminate flooring, radiator

**Lounge 12' 9" x 10' 6" (3.88m x 3.20m)**

Double glazed bay window, radiator, laminate flooring

**Kitchen Diner 16' 3" x 12' 6" (4.95m x 3.81m)**

Double glazed sliding doors to the garden, double glazed window, fitted wall and base units with laminated work surface, built in oven and hob, integrated dishwasher, integrated fridge freezer, integrated washing machine, sink unit with 1.5 bowl and mixer taps, vertical radiator, laminate flooring

**Stairs to the first floor**

Access to loft, carpet

**3 bedrooms**

**Rear garden backing on to green space**

**Driveway with parking for 2 cars**

**Great first time buy**

**Ultra modern bathroom**

**Bedroom 1 13' 2" x 10' 2" (4.01m x 3.10m)**

Double glazed bay window, radiator, carpet

**Bedroom 2 12' 8" x 10' 7" (3.86m x 3.22m)**

Double glazed window, radiator, carpet

**Bedroom 3 8' 8" x 5' 11" (2.64m x 1.80m)**

Double glazed window, radiator, carpet

**Bathroom**

Frosted double glazed window, large walk in shower with herringbone style tiling, low level wc, pedestal wash hand basin with mixer taps, extractor fan, heated towel rail

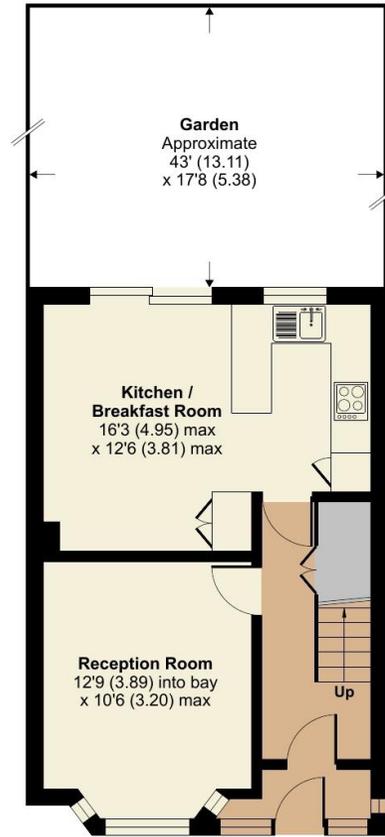
**Rear Garden 43' 0" x 17' 8" (13.10m x 5.38m)**

Laid to lawn with patio area, with decked area, timber built shed, rear access, clear view to the rear

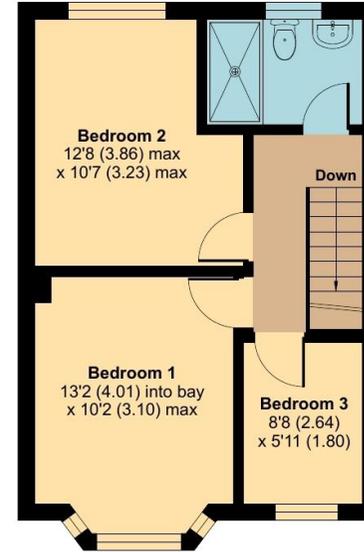
**Front Driveway**

Parking for 2 cars





**GROUND FLOOR**



**FIRST FLOOR**

## Sparrows Lane, London, SE9

Approximate Area = 841 sq ft / 78.1 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). © ncthecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1089195

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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