

£725,000

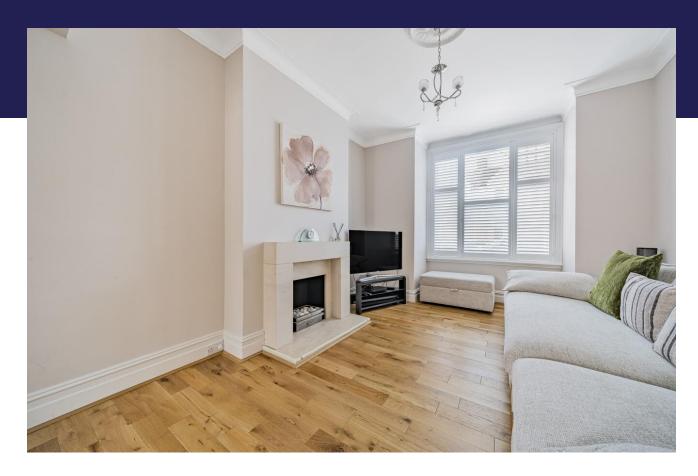
Gerda Road, New Eltham, SE9 3SW

# Chattertons

# Elegant Edwardian House

This is an elegant Edwardian house that has been thoughtfully extended and with a swish finish. The accommodation is generous and includes 2 receptions, massive kitchen diner with high spec fitted kitchen with quartz work tops, 5 bedrooms, 2 bathrooms one on the first floor and one on the top floor and ground floor cloakroom.

The house has lovely high ceilings and is decorated in light neutral colours complimented by the modern double glazing with beautiful shutters throughout. Located in a popular spot and only 6 minute walk to New Eltham mainline station which offers fast and frequent access into London and The City. Also nearby are a great range of shops and services and excellent local schools. Our vendors have found a property and those people are selling chain free.









Elegant Edwardian house Swish finish Massive extended kitchen Beautiful loft conversion 5 bedrooms and 2 receptions

#### **Entrance Hall**

Oak flooring, under stairs storage cupboard, radiator

# Lounge 11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed window with shutters, limestone fireplace with inset gas fire (not tested), radiator, oak flooring

#### Dining Room 11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window with shutters, oak flooring

# Kitchen Diner 30' 10" x 10' 5" (9.39m x 3.17m)

Extended and offering a great cooking and dining space, 2 double glazed windows to the side with shutters, skylight window, high spec kitchen with fitted wall and base units finished with quartz work surface, inset sink with 1.5 bowl and mixer taps, space for rangemaster oven, space for American fridge freezer, eye level microwave, led downlights, cupboard housing combi boiler, double glazed French doors to the garden

## **Ground Floor Cloakroom**

Frosted double glazed window, low level wc, wall hung wash hand basin with mixer taps

## Stairs to the first floor

Split landing, carpet

Excellent condition
2 bathrooms
Ground floor cloakroom
Shutters throughout
Virtually chain free

# Bedroom 1 15' 8" x 14' 4" (4.77m x 4.37m)

2 double glazed windows with shutters, radiator, built in wardrobes, carpet

## Bedroom 2 11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window with shutters, radiator, carpet

# Bedroom 3 11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window with shutters, radiator, carpet

#### **Bathroom**

Frosted double glazed window, panelled bath with mixer taps and shower attachment, low level wc, tiled walls and floor, led downlights, chrome heated towel rail

## Stairs to the top floor

Skylight window, carpet

#### Bedroom 4

3 double glazed skylight windows, radiator, eaves storage, carpet

#### **Shower Room**

Frosted double glazed window, large shower, low level wc, wash hand basin with mixer taps, tiled walls and floor

#### Bedroom 5

Double glazed window with shutters, radiator, carpet

#### Rear Garden

Patio and artificial grass



















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: 1110135

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