



£725,000

Gerda Road, New Eltham, SE9 3SW

Chattertons

EST 1893

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





Gerda Road, London, SE9

Approximate Area = 1570 sq ft / 145.8 sq m

Limited Use Area(s) = 105 sq ft / 9.7 sq m

Total = 1675 sq ft / 155.5 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: 1110135

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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