



£375,000

Colyer Close, New Eltham, SE9 3QG

Chattertons

EST 1893

Stunning first floor maisonette

This is an immaculate first floor maisonette offered to the market in show home condition the whole property has been meticulously refurbished and to a very high standard. The lounge is a good size with gas fire and beautiful surround this is has an open aspect to the brand new kitchen which is high end with built in appliances and quartz work surface, both bedrooms are double and have wardrobes, the wardrobe in bedroom 2 is walk in. The shower room is all brand new and features a large shower. All the matching internal doors are high quality and complimented by light neutral decor and matching power points and light switches finished in brushed steel. The property is quite simply turn key. To the outside is a small rear garden and garage en block. Located in a cul de sac less than 10 minutes walk to New Eltham mainline station.



Stunning first floor maisonette

2 double bedrooms

Wardrobes in both bedrooms one of them is walk in

Large lounge with open plan aspect to kitchen

Everything is brand new

Entrance Hall

Carpeted stairs to the first floor, double glazed window to the side, spacious landing with laminated flooring, access to the loft with light and ladder, cupboard

Lounge 16' 3" x 12' 5" (4.95m x 3.78m)

Double glazed window with fitted blind, vertical radiator, gas fire with beautiful surround, laminate flooring, led downlights, open aspect to kitchen

Kitchen 10' 3" x 9' 5" (3.12m x 2.87m)

Dual aspect double glazed windows, high end kitchen with wall and base units and quartz work surface with matching upstand, sink unit with mixer taps, 2 neff ovens one conventional and the other combination microwave, gas hob with extractor hood, integrated dishwasher, integrated fridge freezer, laminate flooring, led downlights

Large loft

Rear garden and garage en bloc

All new windows and front door

Turn key property

Less than 10 minutes to New Eltham mainline station

Bedroom 1 14' 3" x 9' 11" (4.34m x 3.02m)

Double glazed window with fitted blind, built in wardrobes, led downlights, laminate flooring, vertical radiator

Bedroom 2 11' 8" x 8' 0" (3.55m x 2.44m)

Double glazed window with fitted blind, vertical radiator, cleverly designed walk in wardrobe with lighting and dual hanging areas

Shower Room

Frosted double glazed window, walk in shower fully tiled with shower, wash hand basin with mixer taps with vanity below, low level wc, tiled floors and walls, led downlights

Rear Garden 23' 0" x 19' 0" (7.01m x 5.79m)

Laid to lawn

Garage En Bloc

Garage with up and over door

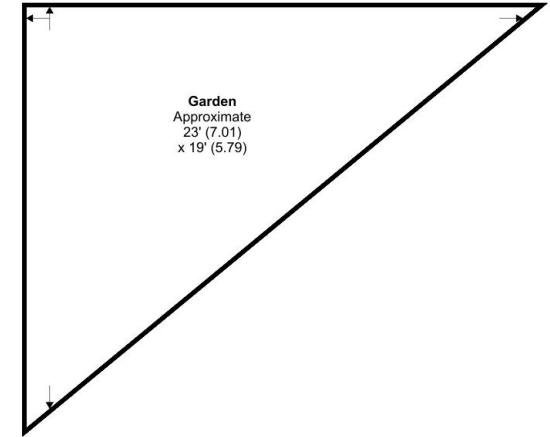
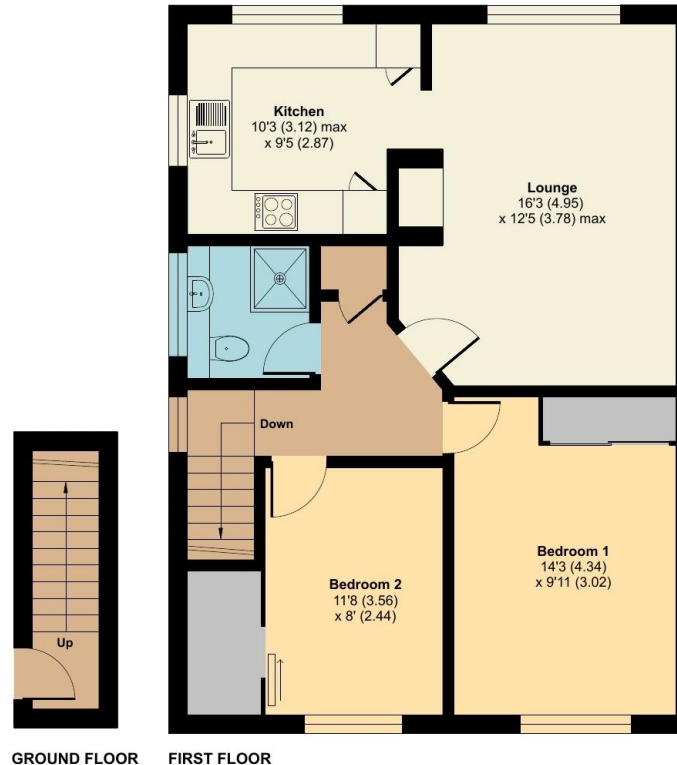




Colyer Close, London, SE9

Approximate Area = 721 sq ft / 66.9 sq m

For identification only - Not to scale



GROUND FLOOR FIRST FLOOR



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1118243

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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