



£599,950

Avery Hill Road, New Eltham, SE9 2EY

Chattertons

EST 1893

1930s 3 bed semi detached house

Located in a popular road with a generous frontage and beautiful rear garden is this 1930s semi detached house, offered to the market in clean and well cared for condition. It is fair to say that the property would benefit from updating but can all be done at your own pace as the house is in move in condition. The potential for extension to the rear and up to the loft is massive and whilst this would be subject to planning, the precedent has been well and truly set in the area and so will not be a problem. The house is within a very short stroll to Avery Hill Park and New Eltham town centre including the zone 4 mainline station. The property is available chain free.



1930s semi detached house

Great location right next to Avery Hill Park

Beautiful rear garden

Generous frontage providing off road parking

Entrance Porch

Tiled floor

Entrance Hall

Double radiator, carpet

Lounge 15' 3" x 11' 11" (4.64m x 3.63m)

Double glazed bay window, radiator, carpet

Dining Room 12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed sliding doors to the garden, double radiator, carpet

Kitchen 8' 11" x 8' 0" (2.72m x 2.44m)

Door to lean to, wall and base units with work surface, tiled walls, laminate work surface, built in oven and hob with extractor hood, larder cupboard

Stairs to the first floor

Access to the loft, carpet

Detached garage

Great potential for extension (stpp)

Chain free

Short stroll to New Eltham mainline station

Bedroom 1 15' 6" x 12' 0" (4.72m x 3.65m)

Double glazed bay window, built in wardrobes, radiator, carpet

Bedroom 2 12' 7" x 10' 7" (3.83m x 3.22m)

Double glazed window, radiator, carpet

Bedroom 3 8' 0" x 6' 6" (2.44m x 1.98m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, shower, wash hand basin with mixer taps, chrome heated towel rail, modern flooring

Separate WC

Frosted double glazed window, low level wc, tiled walls

Rear Garden 115' 0" x 22' 6" (35.03m x 6.85m)

Patio area and beautiful lawned area, with flower borders and a range of trees, plants and shrubs, outside light

Detached Garage 18' 0" x 9' 0" (5.48m x 2.74m)

Up and over door

Front Driveway

Providing space for 2 cars comfortably parked





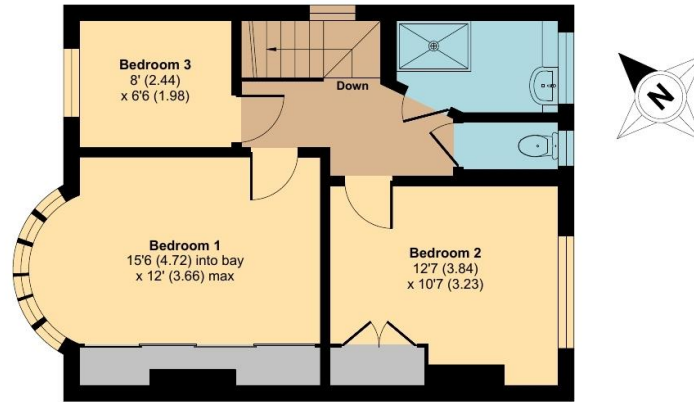
Avery Hill Road, London, SE9

Approximate Area = 1047 sq ft / 97.2 sq m

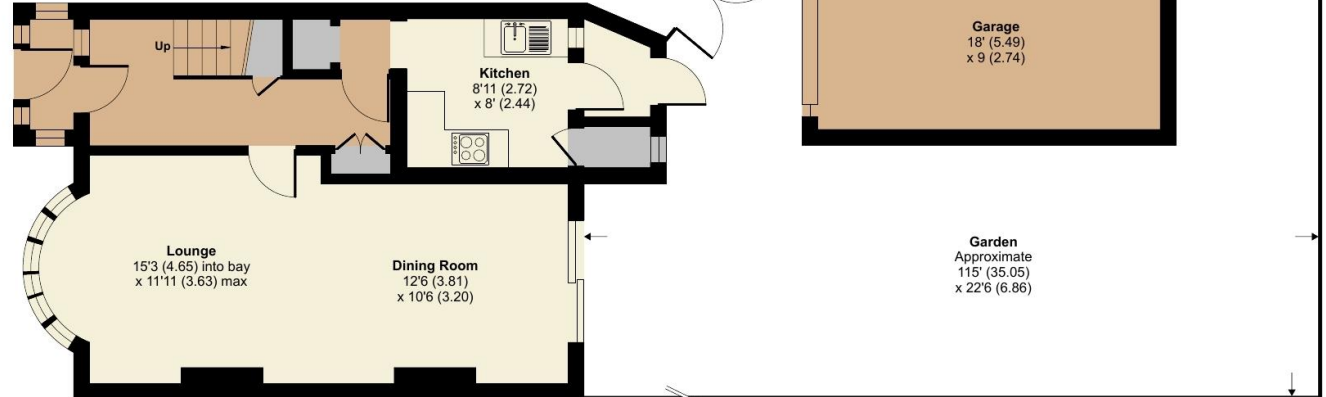
Garage = 162 sq ft / 15 sq m

Total = 1209 sq ft / 112.2 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

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: 1118250

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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