



£375,000

Craybury End, New Eltham, SE9 3SL

Chattertons

EST 1893

2 bedroom Freehold house

Located in a quiet development and yet within a 7 minute walk to New Eltham mainline station, this is a modern freehold house with lovely views of the beautiful communal garden. Presented in immaculate condition the accommodation includes a large lounge with open plan dining area, modern kitchen, 2 double bedrooms and a brand new upstairs bathroom. Decorated in light neutral colours with double glazing and gas central heating. The property has a garage en block and residents parking. Perfect first time buy.



Freehold house

Lovely tucked away development

Brand new bathroom

2 double bedrooms

Residents Parking

Entrance Porch

Laminate flooring, large storage cupboard

Lounge 14' 0" x 13' 7" (4.26m x 4.14m)

Double glazed window to the front, radiator, carpet

Dining Area 9' 11" x 6' 10" (3.02m x 2.08m)

Double glazed window, radiator, tiled floor

Kitchen 9' 5" x 6' 8" (2.87m x 2.03m)

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, integrated oven and gas hob, plumbing for washing machine, plumbing for dishwasher, cupboard housing combi boiler, tiled walls and floor

Large lounge with open plan dining area

Immaculate condition

Garage en bloc

7 minute walk to New Eltham mainline station

Pretty communal gardens

Stairs to the first floor

Cupboard, carpet

Bedroom 1 11' 0" x 10' 6" (3.35m x 3.20m)

Double glazed window, radiator, half panelled wall, carpet

Bedroom 2 12' 8" x 8' 0" (3.86m x 2.44m)

Double glazed window, radiator, carpet

Bathroom

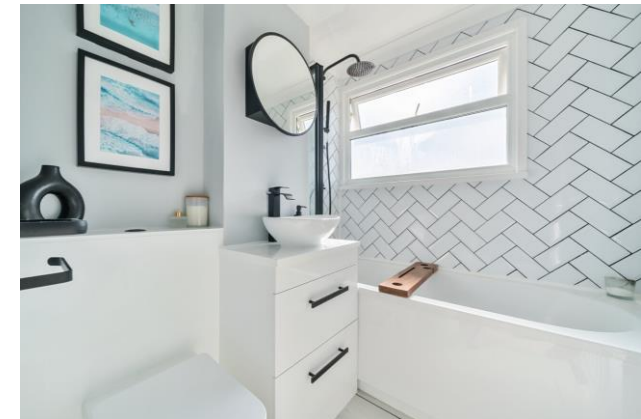
Frosted double glazed window, panelled bath with mixer taps with shower and folding shower screen, wash hand basin with vanity below, low level wc, tiled walls with contrasting grout lines, tiled floor

Communal Gardens

Well kept communal gardens and parking for residents

Garage En Bloc 16' 0" x 8' 0" (4.87m x 2.44m)

Up and over door



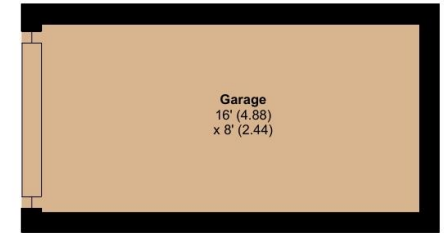
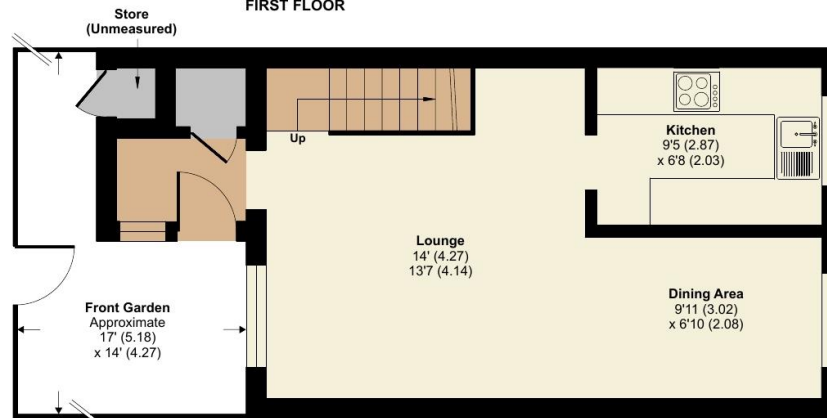
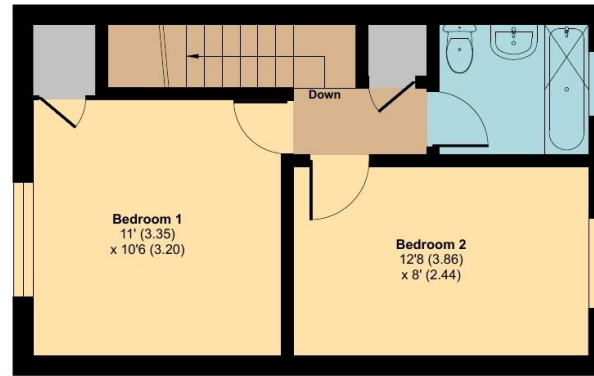
Craybury End, London, SE9

Approximate Area = 692 sq ft / 64.2 sq m (excludes store)

Garage = 128 sq ft / 11.8 sq m

Total = 820 sq ft / 76 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). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1119643

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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