



£475,000

Gaitskell Road, New Eltham, SE9 2DL

Chattertons

EST 1893

2 bedroom period house

Located in a very popular but quiet road literally moments from New Eltham mainline station, you will never be late for the train again! Presented in immaculate condition is this stylish period house featuring lounge, separate kitchen diner with modern finish and featuring integrated appliances, 2 double bedrooms and first floor bathroom finished with Terrazzo tiles. The rear garden is south west facing and so a complete sun trap. Houses in this neighbourhood are always really popular.



Stylish period house

Immaculate condition

South west facing garden

2 double bedrooms

First floor bathroom finished with terrazzo tiles

Lounge 16' 2" x 10' 10" (4.92m x 3.30m)

Double glazed bay window, radiator, real wood oak flooring, fireplace surround, under stairs storage,.

Kitchen Diner 16' 2" x 11' 5" (4.92m x 3.48m)

Double glazed window, double glazed door to the garden, fitted wall and base units with work surface, sink unit with mixer taps, integrated washing machine, integrated dishwasher, oven with hob and extractor hood, cupboard housing baxi boiler, laminate flooring

Stairs to the first floor

Carpet, access to the loft

Modern kitchen diner with integrated appliances

Moments from New Eltham mainline station

Perfect first time buy

Nice finishing touches

Popular road

Bedroom 1 13' 9" x 10' 11" (4.19m x 3.32m)

2 double glazed windows, built in floor to ceiling wardrobe, radiator, carpet

Bedroom 2 11' 5" x 10' 8" (3.48m x 3.25m)

Double glazed window, radiator, carpet, built in cupboard

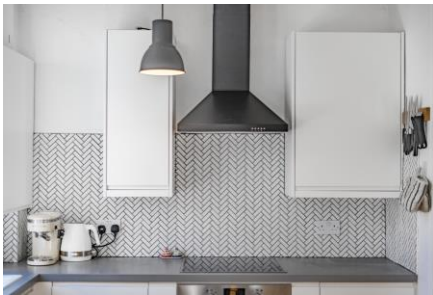
Bathroom

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

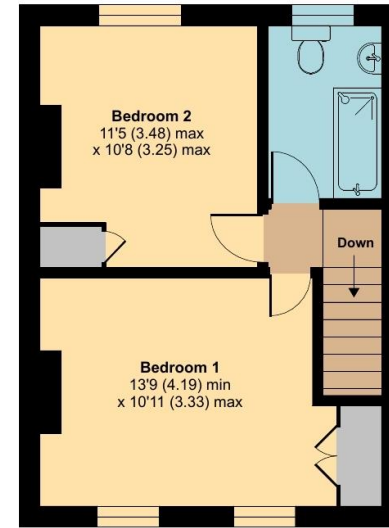
Rear Garden

South west facing and so a total sun trap, laid to lawn with modern decking





GROUND FLOOR



FIRST FLOOR

Gaitskell Road, London, SE9

Approximate Area = 764 sq ft / 70.9 sq m

Store = 10 sq ft / 0.9 sq m

Total = 774 sq ft / 71.9 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). © ncthemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1120338

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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