



GUIDE PRICE £650,000

Agaton Road, New Eltham, SE9 3RN

Chattertons

EST 1893

Extended 1930s semi detached house

Situated in a very popular road right in the heart of the Dulverton catchment and also around 8 minutes walk to New Eltham mainline station. This lovely 1930s property has been extended to provide more ground floor living with 2 sets of double glazed doors to the sunny garden which faces south west. The accommodation includes 2 receptions, extended kitchen breakfast room with integrated appliances, 4 bedrooms (one of those is on the ground floor), large modern first floor bathroom with full bath and separate shower and a ground floor cloakroom.

The property has gas central heating and double glazing and would make for a perfect family home with some room for further extension, which whilst this would be subject to planning permission the precedent has been well and truly set. The house is within the Borough of Bexley and is offered chain free.



Very popular road
Extended 1930s house
Excellent ground floor living space
4 bedrooms
2 receptions

Entrance Porch

Entrance Hall
Radiator, laminate flooring

Lounge 15' 6" x 12' 9" (4.72m x 3.88m)
Double glazed bay window, radiator, fireplace,
laminate flooring, double doors to dining room

Dining Room 11' 6" x 11' 2" (3.50m x 3.40m)
Radiator, laminate flooring, double glazed sliding doors
to the garden

Kitchen Breakfast Room 18' 1" x 15' 5" (5.51m x 4.70m)
2 vertical radiators, double glazed window to the rear,
double glazed sliding doors to the garden, fitted wall
and base units with wood block work surface,
integrated oven and gas hob with extractor hood, dual
integrated full height fridge freezers, integrated dish
washer, cupboard housing combi boiler

Bedroom 4 16' 10" x 8' 5" (5.13m x 2.56m)
Leaded light double glazed window, radiator, carpet

Ground Floor Cloakroom
Low level wc, wash hand basin with mixer taps, tiled
floor

Large modern first floor bathroom
Ground floor cloakroom
South west facing garden
Chain free
8 Minutes to New Eltham mainline station

Stairs to the first floor
Frosted double glazed window, access to loft, carpet

Bedroom 1 15' 4" x 11' 7" (4.67m x 3.53m)
Double glazed bay window, radiator, carpet

Bedroom 2 12' 0" x 11' 7" (3.65m x 3.53m)
Double glazed window, radiator, laminate flooring

Bedroom 3 8' 5" x 7' 11" (2.56m x 2.41m)
Leaded light double glazed window, radiator, laminate
flooring

Bathroom
Panelled bath with mixer taps, separate shower cubicle,
wall hung wash hand basin with mixer taps, close coupled
low level wc, high quality tiled walls and floor, dual aspect
frosted double glazed windows, extractor fan

Rear Garden 45' 11" x 30' 1" (13.98m x 9.16m)
South west facing, patio with flower borders and artificial
grass

Front Driveway
Providing off road parking

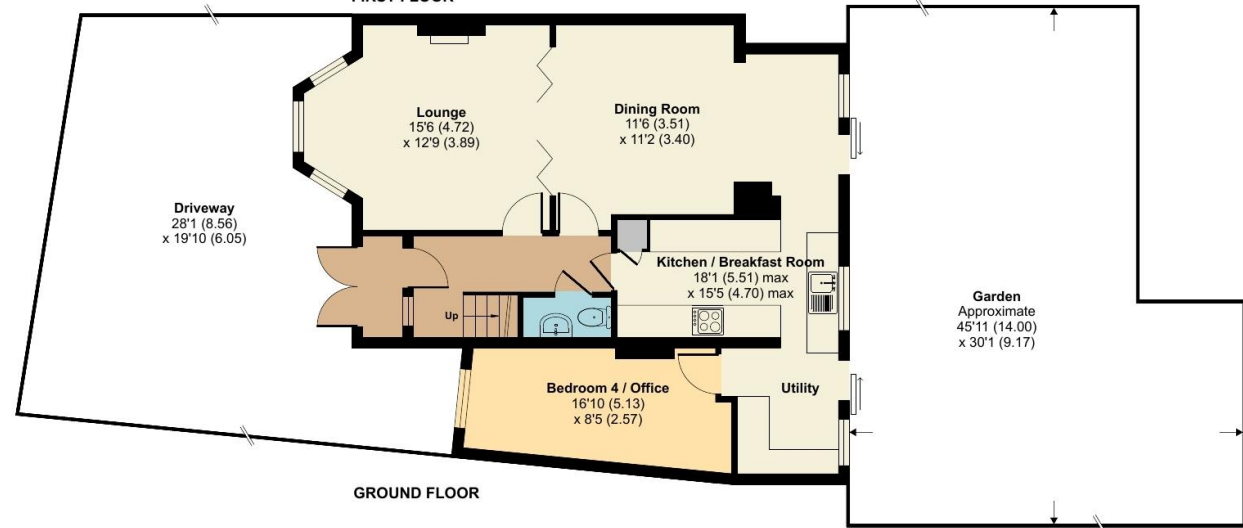
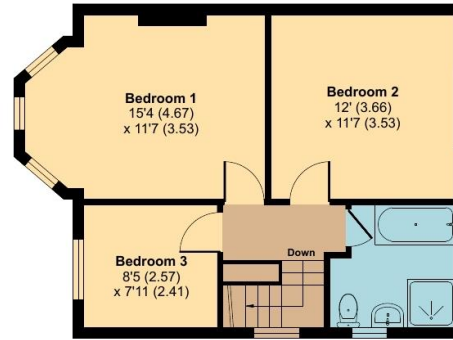




Agaton Road, London, SE9

Approximate Area = 1251 sq ft / 116.2 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: 1121170

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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