



Price Band £600,000 to £625,000

Sidewood Road, New Eltham, SE9 2EZ

Chattertons

EST 1893

## 4 bed semi detached house

Price band 600,000 to 625,000 Located in a really popular road just within the borough of Bexley and less than 10 minutes from New Eltham mainline station and just a few minutes of the vast expanse of Avery Hill Park. This has been a much loved house and very well cared for but with scope for improvement, which can be done all in good time. The property has been extended into the loft and so the accommodation includes large lounge, separate dining room which is open plan to the kitchen and with access into the conservatory, 4 bedrooms and 2 bathrooms. The outside features a lovely garden with detached garage which is ideal for storage. The house has double glazing and features light neutral decor. Perfect for a family as the property is ready to move straight into.



**Popular road**  
**Borough of Bexley**  
**4 bedrooms**  
**2 bathrooms**  
**Conservatory**

**Entrance Porch**

**Entrance Hall**

Radiator, carpet, under stairs storage cupboard

**Lounge 15' 8" x 11' 11" (4.77m x 3.63m)**

Double glazed bay window to the front, radiator, brick built fireplace

**Kitchen Dining 18' 9" x 12' 4" (5.71m x 3.76m)**

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink units with mixer taps and 1.5 bowl, plumbing for washing machine, built in oven and hob with extractor hood, tiled walls and modern flooring, double glazed doors to conservatory, radiator, stripped floor boards.

**Conservatory**

Double glazed French doors to the rear, double glazed door to the side

**Stairs to the first floor**

Frosted double glazed window, carpet

**Bedroom 2 15' 8" x 12' 0" (4.77m x 3.65m)**

Double glazed window, built in wardrobes, radiator, carpet

**Bedroom 3 12' 6" x 10' 5" (3.81m x 3.17m)**

Double glazed window, radiator, carpet, built in wardrobes

**Lovely garden**

**Detached garage**

**Less than 10 minutes to New Eltham mainline station**

**Move in and improve in time**

**Perfect for a family**

**Bedroom 4 8' 0" x 6' 6" (2.44m x 1.98m)**

Leaded light double glazed window, radiator, carpet

**Bathroom**

Frosted double glazed window, large bath with mixer taps and shower attachment, wash hand basin with vanity below, chrome heated towel rail, tiled floor

**Separate WC**

Frosted double glazed window, low level wc, tiled walls and floor

**Stairs to the top floor**

Double glazed skylight window, carpet

**Bedroom 1 18' 7" x 12' 4" (5.66m x 3.76m)**

2 double glazed skylight windows, radiator, eaves storage, led downlights

**Adjacent Bathroom**

Frosted double glazed window, low level wc, pedestal wash hand basin, double shower, chrome heated towel rail, led downlights

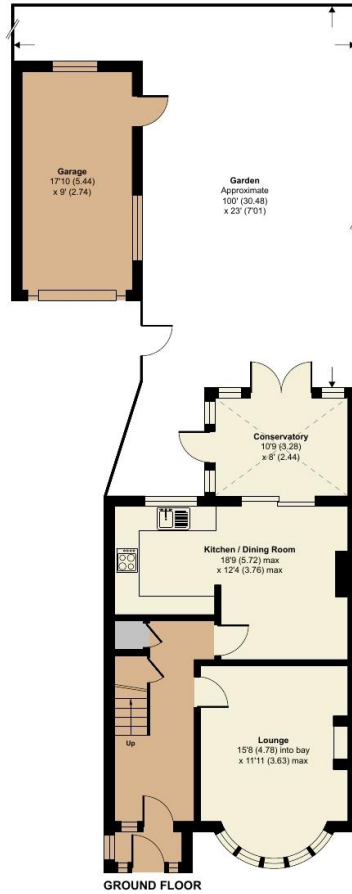
**Rear Garden 100' 0" x 23' 0" (30.46m x 7.01m)**

Laid to lawn with patio area

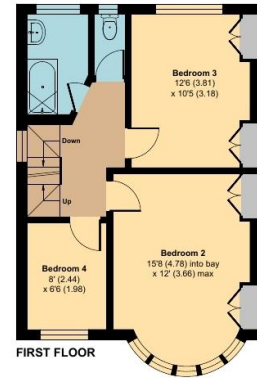
**Detached Garage 17' 10" x 9' 0" (5.43m x 2.74m)**

Up and over door, light and power

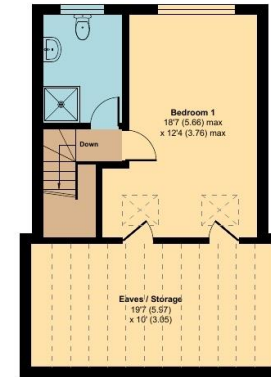




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## Sidewood Road, London, SE9

Approximate Area = 1458 sq ft / 135.4 sq m

Limited Use Area(s) = 198 sq ft / 18.3 sq m

Garage = 161 sq ft / 14.9 sq m

Total = 1817 sq ft / 168.6 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1125741

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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