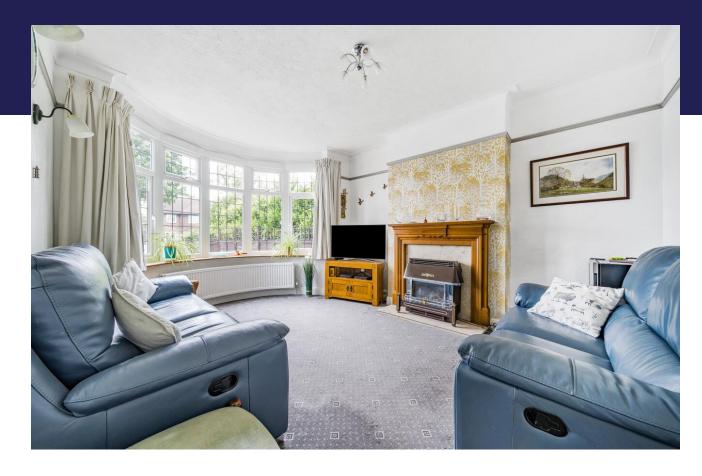


£675,000

Chattertons

# Extended 1930s semi detached house

Located in a popular spot less than 10 minutes walk from New Eltham mainline station and just a short few steps from Avery Hill Park. This is an extended 1930s semi detached house with a really interesting extended kitchen fused with a large conservatory, it allows for separation but with visibility between the 2 spaces making it a great social space. The rest of the accommodation includes 2 large receptions, 4 bedrooms, large upstairs bathroom with ground floor cloakroom. The house is presented in lovely condition and has gas central heating and double glazing. The rear garden is mature with a selection of fruit trees and the front driveway provides off road parking for 3 cars. Absolutely perfect for a family.









Extended 1930s semi detached house Interesting kitchen extension fused with conservatory 4 bedrooms Lovely garden with fruit trees Driveway with parking for 3 cars

#### **Entrance Porch**

Double glazed, tiled floor, power point

#### **Entrance Hall**

Laminate flooring, under stairs storage

# Lounge 15' 4" x 11' 11" (4.67m x 3.63m)

Double glazed bay window, radiator, carpet

#### Dining Room 12' 6" x 10' 4" (3.81m x 3.15m)

Original fireplace, laminate flooring, double radiator, double doors to conservatory

# Conservatory 12' 4" x 11' 3" (3.76m x 3.43m)

Double glazed french doors to the outside, tiled floor, double glazed windows facing the extended kitchen

# Kitchen 21' 8" x 7' 11" (6.60m x 2.41m)

Double glazed barn door, 3 triple glazed skylight windows, 3 double glazed peak a boo windows, fitted wall and base units with quartz work surface, stainless steel single drainer sink unit with individual taps, plumbing for washing machine, plumbing for dishwasher, built in oven and hob, free standing cooker, windows with view to conservatory

#### Ground floor cloakroom

Low level wc, wash hand basin, tiled floor and walls

### Stairs to the first floor

Frosted double glazed window, carpet

Close by to Avery Hill Park
Ground floor cloakroom
Large first floor bathroom
Less than 10 minute walk to New Eltham mainline station
Perfect for a family

### Bedroom 1 15' 8" x 12' 0" (4.77m x 3.65m)

Double glazed window, double radiator, carpet

# Bedroom 3 12' 6" x 10' 6" (3.81m x 3.20m)

Double glazed window, 2 built in wardrobes, stripped flooring, radiator

# Bedroom 4 8' 0" x 6' 5" (2.44m x 1.95m)

Double glazed window, radiator, carpet

#### Bathroom

2 frosted double glazed windows, panelled bath with mixer taps, shower cubicle, pedestal wash hand basin, high level wc, cupboard housing worcester bosch boiler, radiator, tiled walls and floor

#### Stairs to the top floor

Frosted double glazed windows, 2 storage cupboards

#### Bedroom 2 13' 2" x 10' 0" (4.01m x 3.05m)

2 skylight windows, eaves storage cupboards, radiator, carpet

### Rear Garden 68' 0" x 23' 5" (20.71m x 7.13m)

Laid to lawn with neat flower borders, interesting pathway, ornamental pond, selection of fruit trees plum, cherry and apple, 3 sheds with power, power points in the garden, side access

#### Front Driveway

Ample space for 3 cars, 2 outdoor power points for outside lighting



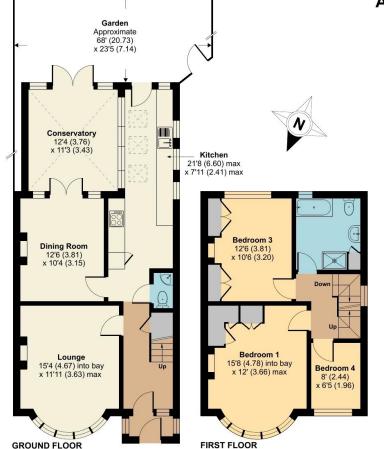










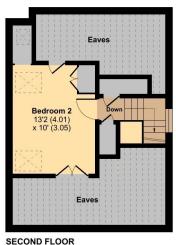


# Avery Hill Road, London, SE9

Approximate Area = 1421 sq ft / 132 sq m Limited Use Area(s) = 275 sq ft / 25.2 sq m Total = 1696 sq ft / 157.4 sq m

For identification only - Not to scale

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). @ntchecom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1125812

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:

**020 8859 4000**405 Footscray Road
New Eltham SE9 3UL
sales.neweltham@chattertons.org.uk

