



£675,000

Avery Hill Road, New Eltham, SE9 2HB

Chattertons

EST 1893

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



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

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020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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