



£850,000

Avery Hill Road, New Eltham, SE9 2BD

Chattertons

EST 1893

4 bedroom detached house

As Shakespeare said If music be the food of love let it play on, a philosophy entirely embraced by the current owners who are a musical family, with this in mind they absolutely had to have a detached house to be able to be fully creative without fear of disturbing neighbours. The house is an attractive period property approached by a large wide driveway allowing for parking for 4 cars with access to the garage and a beautifully sunny rear garden. The accommodation includes 2 large receptions, modern kitchen virtually new, morning room, utility room, 4 bedrooms and bathroom. Located within moments of New Eltham centre with zone 4 access into London and The City. The house has been well cared for by the owners and has great potential for extension to the rear and into the loft, which would be subject to planning but many of other properties nearby have already done the same. Detached properties are in short supply in this area.



Detached period house
Beautiful sunny garden
Large driveway for 4 - 5 cars
Garage
4 double bedrooms

Entrance Porch
Tiled floor.

Entrance Hall
Double radiator, carpet, under stairs storage cupboard, door to garden.

Lounge 19' 6" x 12' 10" (5.94m x 3.91m)
Open fire with fireplace, double glazed bay window, double radiator, carpet.

Dining Room 15' 11" x 11' 9" (4.85m x 3.58m)
Single glazed sash windows, double radiator, carpet, serving hatch, beams.

Morning Room 12' 10" x 10' 1" (3.91m x 3.07m)
Single glazed patio doors to garden, electric fire with surround, double radiator, carpet.

Kitchen 11' 9" x 11' 0" (3.58m x 3.35m)
Double glazed window, quartz worktop, fitted wall and base units, integrated dishwasher, ceramic sink unit with 1.5 bowl and mixer taps, full height integrated fridge, eye level integrated conventional oven and steam oven above, 5 ring induction hob, extractor fan and quartz splashback, laminate flooring.

Utility Room
Space for 2 white goods, vaillant boiler, hot water tank, vinyl flooring, door to garage.

Cloakroom
Low level WC, wash hand basin with mixer tap, single glazed window, tiled walls and floor.

Stairs to the first floor
Double glazed window with view to garden, carpet, access to loft

2 large receptions
Morning room
Virtually new kitchen
Moments from New Eltham mainline station
Music lovers dream

Bedroom 1 16' 11" x 12' 0" (5.15m x 3.65m)
2 single glazed sash windows, 2 double radiators, sink unit, carpet, Ikea wardrobes

Bedroom 2 15' 11" x 11' 9" (4.85m x 3.58m)
2 single glazed sash windows, 2 double radiators, sink unit, carpet.

Bedroom 3 12' 11" x 10' 0" (3.93m x 3.05m)
Double glazed window, double radiator, sink unit, carpet.

Bedroom 4 11' 9" x 11' 0" (3.58m x 3.35m)
Window, sink, radiator, carpet

Bathroom
Frosted sash window, low level wc, panelled bath with mixer taps, shower cubicle with shower, wash hand basin with mixer tap and low level vanity unit, mirror, heated towel rail, extractor fan, fully tiled walls, lino flooring.

Rear Garden 98' 0" x 38' 0" (29.85m x 11.57m)
Patio area, outside light, outside tap, power point, laid to lawn, plants trees shrubs and flowers, shed, summer house, pond with lights and fountain.

Garage 16' 3" x 7' 5" (4.95m x 2.26m)
Light and power, double doors.

Driveway
Blocked paved, room for approx 4 to 5 cars.





Avery Hill Road, London, SE9

Approximate Area = 1750 sq ft / 162.5 sq m

Garage = 110 sq ft / 10.2 sq m

Outbuilding = 53 sq ft / 4.9 sq m

Total = 1913 sq ft / 177.6 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). © nlschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1130753

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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