



£735,000

Sidewood Road, New Eltham, SE9

Chattertons

EST 1893

Extended chalet house

Located in a POPULAR ROAD is this EXTENDED CHALET with BEAUTIFUL SOUTH WEST FACING GARDEN.

The house is in PRISTINE CONDITION and features 4 BEDROOMS, formal lounge with fireplace, beautiful dining room which is open plan to the IMMACULATE KITCHEN and CONSERVATORY, NEWLY FINISHED HIGH END FAMILY BATHROOM and EN SUITE.

To the front is a DRIVEWAY providing OFF ROAD PARKING.

This one is a REAL GEM and perfect if you do not want to have to do anything apart from MOVE IN and START LIVING.

Less than 10 minutes from NEW ELTHAM MAINLINE STATION and 5 MINUTES from AVERY HILL PARK.

Welcome to your dream home.



Entrance Hall

Oak flooring, radiator with display cabinet.

Lounge 16' 0" x 12' 4" (4.88m x 3.76m)

Leaded light double glazed window to the front, beautiful fireplace with gas fire, carpet.

Dining Room 14' 0" x 12' 4" (4.27m x 3.76m)

Oak flooring, under stairs storage cupboard, radiator with display cabinet, open plan to kitchen and conservatory.

Kitchen 13' 0" x 10' 4" (3.96m x 3.15m)

Double glazed window, wall and base units with worktop, enamel single drainer sink unit with mixer taps, integrated dishwasher, integrated washing machine, gas hob double oven, extractor hood, oak flooring.

Conservatory 8' 8" x 6' 9" (2.64m x 2.06m)

Oak flooring, radiator with display cabinet.

Bedroom 4 9' 11" x 7' 8" (3.02m x 2.34m)

Dual aspect double glazed windows, double radiator, oak flooring.

Ground Floor Cloakroom

Double glazed window, low level w.c, wash hand basin, tiled floor, extractor fan.

Stairs to the first floor

Carpet, airing cupboard, access to the loft.

Bedroom 1 15' 4" x 12' 10" (4.67m x 3.91m)

Double glazed bay window, radiator, carpet, integrated wardrobes.

En Suite

Frosted double glazed window, large shower fully tiled, low level w.c, wash hand basin with vanity, chrome heated towel rail, tiled walls and floor.

Bedroom 2 15' 9" x 12' 0" (4.80m x 3.66m)

Double glazed window, radiator, built in wardrobes.

Bedroom 3 12' 10" x 8' 0" (3.91m x 2.44m)

Leaded light double glazed window, radiator, carpet.

Family Bathroom

Frosted double glazed window, free standing bath with mixer taps and shower, low level w.c, shower cubicle, wash hand basin with vanity unit, tiled walls and floor spotlights.

Rear Garden 96' 0" x 25' 9" (29.24m x 7.84m)

South West facing, laid to lawn with decked area, outside light and outside tap, well established laid to lawn with plants, trees and shrubs.

Garage

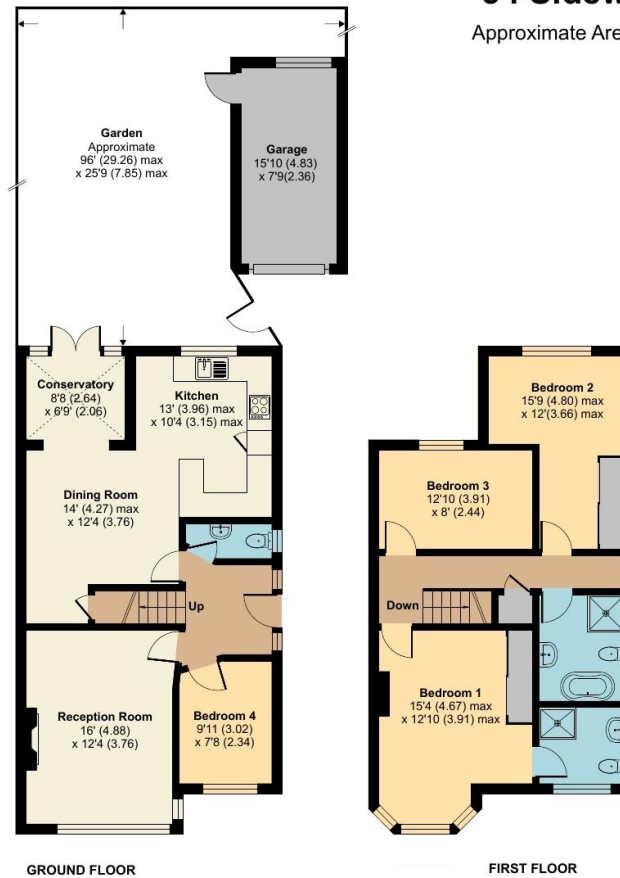




34 Sidewood Road, London, SE9

Approximate Area = 1485 sq ft / 138 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrschem.com 2024. Produced for Chattertons Estate Agents Ltd. REF: 624373

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

Chattertons

EST 1893