



FOR SALE
Chattertons
020 8859 4000
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£599,995

Avery Hill Road, New Eltham, SE9 2HE

Chattertons

EST 1893

4 bedroom semi detached house

A lovely spacious property arranged over 3 levels. This townhouse includes 4 bedrooms, 2 receptions along with 2 bathrooms. One large family bathroom which has been recently refurbished with underfloor heating on the top floor and with a modern shower room on the ground floor. The kitchen is very modern and has integrated appliances and the whole property is decorated in lovely neutral colours. The property has great sound proofing throughout so allows for great individual space. The house also benefits from having a positive input ventilation unit system which circulates fresh air through the home with a ceiling diffuser. The rear garden has a great south facing patio and seating area. The driveway offers comfortable parking for 2 large cars side by side. Located in the heart of New Eltham around 5 minutes walk to New Eltham mainline station which gets you to London Bridge in under 20 minutes.



Spacious living area split over 3 floors
4 bedrooms 2 receptions
2 bathrooms both recently refurbished
Spacious front room with modern decor
PIV unit to enhance fresh air flow

Entrance Hall

With inner entrance to ground floor accommodation

Inner Hallway

Wardrobe providing storage

Bedroom 4 15' 6" x 9' 3" (4.72m x 2.82m)

Double glazed window, radiator, laminate flooring

Utility Room

Double glazed window, fitted wall and base units with laminated work surface, integrated fridge freezer, plumbing for washing machine, sink, radiator, vinyl floor covering

Day Room 10' 11" x 8' 1" (3.32m x 2.46m)

Frosted double glazed window, double glazed door to the garden, laminate flooring

Ground Floor Shower Room

Walk in fully tiled shower wash hand basin, low level wc, double glazed window, radiator, vinyl floor covering

Stairs to the first floor

Carpet

Lounge 19' 0" x 16' 7" (5.79m x 5.05m)

Very large space with double glazed windows to the front, radiator, 2 ceiling lights with multi spectrum lighting options, luxury vinyl tiled floor

5 minutes walk to New Eltham mainline station
Large front private driveway
Excellent internal condition
Local shops close at hand
Double glazing all round with newly installed at the rear of the property and gas central heating

Kitchen 16' 7" x 8' 7" (5.05m x 2.61m)

2 double glazed windows, fully fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps and 1.5 bowl, washing machine and dryer, integrated fridge freezer, cupboard housing boiler, integrated dishwasher, oven with induction hob

Stairs to the top floor

Radiator, carpet, access to the loft

Bedroom 1 12' 7" x 9' 0" (3.83m x 2.74m)

Double glazed windows with lovely outlook to the rear, modern built in wardrobes, radiator, carpet

Bedroom 2 12' 5" x 9' 0" (3.78m x 2.74m)

Double glazed window, radiator, carpet

Bedroom 3 9' 1" x 6' 10" (2.77m x 2.08m)

Double glazed window, radiator, carpet

Bathroom 8' 8" x 7' 2" (2.64m x 2.18m)

Frosted double glazed window, under floor heating, shower bath with screen, mixer taps and shower above, wall hung wash hand basin with mixer taps and vanity below, wall hung wc, chrome heated towel rail, large mirrored bathroom cabinet with led lights and on board blue tooth speaker and charger

Rear Garden 46' 0" x 20' 7" (14.01m x 6.27m)

Side access, laid to lawn with patio area

Driveway

Modern driveway with 2 cars comfortably parked side by side

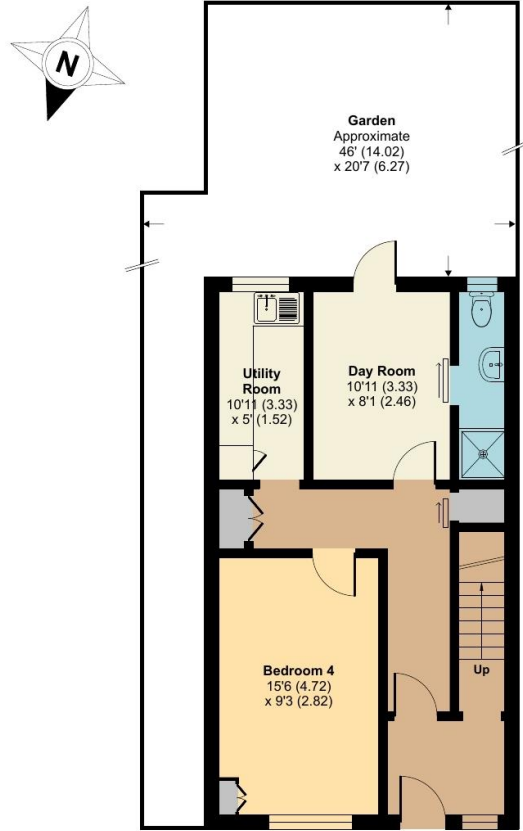




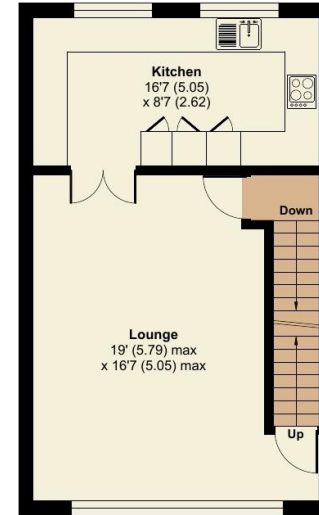
Avery Hill Road, London, SE9

Approximate Area = 1446 sq ft / 134.3 sq m

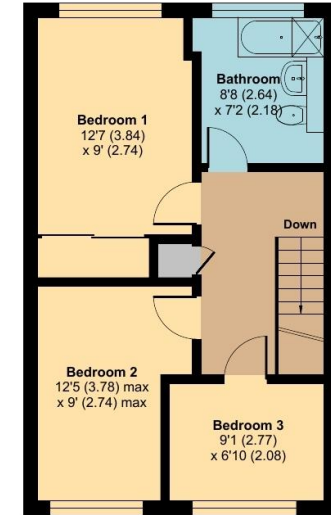
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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: 1131884

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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