



£850,000

Craigton Road, Eltham, SE9 1QE

Chattertons

Est. 1893

4 Bedroom Corbett House

This classic Corbett property is a picture-perfect period house with striking brickwork and has been extended to the rear and into the loft so offering great family space over 3 floors.

The accommodation includes large lounge with open fireplace, large kitchen dining and family room with front row view of the garden, 4 good size bedrooms, large bathroom with free standing bath and separate shower and downstairs cloakroom.

Located in a prime spot very close by to Eltham mainline station with fast trains into London Bridge and Victoria and also nearby to Eltham Park and some great schools including the always popular Gordon primary school.

The outside of the property features a west facing garden with an air conditioned and fully insulated summer house which would make for a perfect work from home solution and to the front is a private driveway with parking for 2 cars. Internal viewing highly recommended.

The house has a wonderful aspect on this popular road as it is not overlooked on either the front or the rear of the property.



- **Picture perfect corbett house**
- **Striking brickwork**
- **Extended to the rear and into the loft**
- **4 bedrooms**
- **Large kitchen dining family room**
- **Air conditioned and heated summer house**

Entrance Hall

Beautiful leaded light front door, coved ceiling, engineered oak flooring, column radiator, under stairs storage cupboard

Lounge 15' 4" x 14' 1" (4.67m x 4.29m)

Large double glazed sash bay window, coved ceiling with centre rose, high skirting, engineered oak flooring, attractive open fireplace with ornate surround, vertical radiator, white plantation style shutters

Kitchen Dining Room 19' 6" x 13' 2" (5.94m x 3.84m)

Great open space, double glazed window to the rear and double glazed french doors to the outside, fully fitted wall and base units with soft close doors, two matching eye level ovens, eye level microwave, four ring electric hob to the island together with stainless steel sink unit with tap providing instant boiling water, breakfast bar finished in quartz, integrated dishwasher, integrated washing machine, integrated fridge and freezer, ceiling spotlights, tiled flooring, 2 vertical radiators, dining area has additional red gloss units which incorporate cupboard housing boiler for central heating

Family Room 9' 8" x 8' 5" (2.94m x 2.56m)

Vertical radiator, French doors to garden

Ground Floor Cloakroom

Low level wc and wall hung wash hand basin with chrome mixer tap and tiled splashback, engineered oak flooring, inset ceiling light

Carpeted stairs to the first floor

Bedroom 1 15' 2" x 11' 2" (4.62m x 3.40m)

Large double glazed sash bay window, coved ceiling, picture rail, centre rose, carpet, attractive cast iron fireplace, high skirting, white plantation style shutters

Bedroom 2 12' 2" x 11' 2" (3.71m x 3.40m)

Double glazed window to the rear overlooking the garden. wall to wall built in wardrobes, high skirting, radiator, carpet

- **Large lounge with open fireplace**
- **West facing garden**
- **Minutes from Eltham Mainline station**
- **Moments from Gordon Primary school**
- **Plenty of storage space**
- **Over 3 levels**

Bedroom 3 9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed sash window, radiator, high skirting, carpet, white plantation style shutters

Bathroom

Great size with frosted double glazed window to the rear, free standing bath with mixer tap and separate hand held shower, large shower cubicle with overhead chrome rain shower plus hand held shower, hand basin with full wall mirror, tiled floor, column style radiator plus under floor heating, inset ceiling spotlights

Stairs to the top floor

Carpeted

Bedroom 4 13' 5" x 10' 11" (4.09m x 3.33m)

Double glazed skylight windows to the front and rear, eaves storage, radiator

Study 9' 8" x 9' 2" (2.95m x 2.79m)

Great for a study but could be a a shower room as the plumbing is already in place

Garden 65' 0" x 20' 11" (19.81m x 6.38m)

West facing garden which is laid to lawn and not overlooked at the rear, raised decking is ideal for evening BBQs and has a beautiful aspect onto the garden with mature shrubs and fruit trees which flower from spring to late autumn plus two raised vegetable beds and a multitude of spring bulbs ready to bloom, security light and outside tap.

Summer House 15' 3" x 9' 3" (4.65m x 2.82m)

Fully insulated, double glazed with french doors, power and light with air conditioning and heating, vinyl floor covering, outside lighting

Private driveway

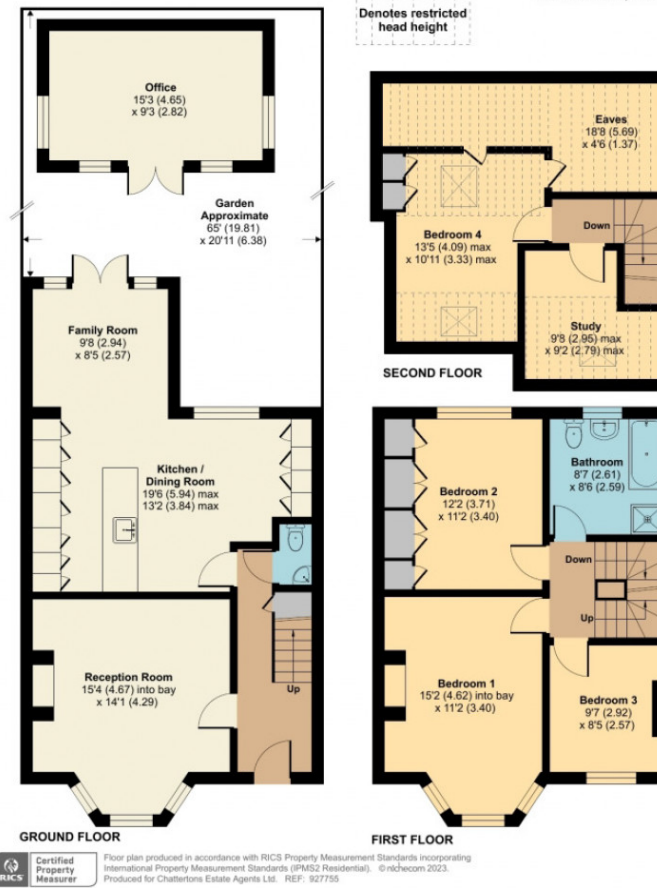
With parking for 2 cars side by side





CRAIGTON ROAD, LONDON, SE9

Approximate Area = 1512 sq ft / 140.4 sq m (includes restricted head height)
 Outbuilding = 141 sq ft / 13 sq m
 Total = 1653 sq ft / 153.3 sq m
 For identification only - Not to scale



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.
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