



Price Band £500,000 to £525,000

Beaconsfield Road, New Eltham, SE9 4ED

Chattertons

EST 1893

Stunning double fronted house

Not to be missed, this unique double fronted end of terrace house offers a wealth of features and provides spacious accommodation throughout. The property has instant kerb appeal having been extended thoughtfully and finished in K Rend which not only looks attractive but provides thermal insulation meaning the house stays warm in the winter and cool in the summer. The house is stunning and quite literally offered in immaculate condition and features 3 double bedrooms, large dual aspect lounge, triple aspect modern kitchen and 2 bathrooms upstairs with a cloakroom on the ground floor. Elmstead Woods station is just 0.8 miles away and offers direct access into several main London terminals, including London Bridge in 24 minutes. By car you have easy access into London via the A2 and Blackwall Tunnel. Chislehurst High Street is just over a mile away and offers a great variety of cafés, shops and amenities including a large Sainsbury's, and the Burlington Food Hall containing an independent greengrocer, butcher, baker and grocery store. Bromley is a 10 minute drive and has all the shops you would expect from a town centre including an Apple store. The house has hi tech Phillips hue lighting to all rooms allowing for a full spectrum of lighting options in each room including colour. A true turn key property.



Stunning double fronted house
3 double bedrooms
Dual aspect lounge/diner
Triple aspect kitchen
Landscaped low maintenance front and rear gardens
Virtually chain free

Entrance Hall

Modern front door, engineered oak flooring, 2 under stairs storage cupboard one housing meter and the other converted into a neat clean and tidy storage space

Lounge 20' 0" x 11' 7" (6.09m x 3.53m)

Dual aspect with large tilt and turn double glazed windows to the front with perfect fit blinds, tilt and turn double glazed door to the rear with perfect fit blinds, 2 radiators, engineered oak flooring, hi tech hue lighting providing a full spectrum of lighting options including colour

Kitchen 17' 0" x 10' 0" (5.18m x 3.05m)

Triple aspect tilt and turn double glazed windows to the front, side and rear with a double glazed tilt and turn door to the rear, with perfect fit blinds, comprehensive range of wall and base units with laminated work surface, stainless steel sink unit with mixer taps, integrated dish washer, integrated washing machine, integrated oven and electric hob, cupboard housing combi boiler, tiled walls and floors, space for table to allow for eating in, hi tech hue lighting providing a full spectrum of lighting options including colour

Ground floor cloakroom

Opaque double glazed tilt and turn double glazed window, wash hand basin with mixer taps, low level wc, tiled walls and floor, led downlights

Stairs to the first floor

Access to the loft, which is boarded and has a loft ladder and light, carpet to stairs and landing

Beautifully decorated
Fantastic location
0.8 miles to Elmstead woods mainline station
Energy efficiency rating C
2 bathrooms and separate cloakroom
Moments from Marvel Woods

Bedroom 1 17' 10" x 9' 10" (5.43m x 2.99m)

Large double bedroom, 2 tilt and turn double glazed windows with perfect fit blinds, radiator, hi tech hue lighting providing a full spectrum of lighting options including colour, immaculately decorated in Farrow and Ball, carpet

Bedroom 2 10' 8" x 9' 11" (3.25m x 3.02m)

Double glazed tilt and turn window with perfect fit blinds, radiator, hi tech hue lighting providing a full spectrum of lighting options including colour, carpet

En Suite

Double glazed tilt and turn window, large walk in shower beautifully tiled with large rain shower head above, wash hand basin with mixer taps, low level wc, mirrored medicine cabinet, led downlights

Bedroom 3 10' 9" x 9' 7" (3.27m x 2.92m)

Double glazed tilt and turn double glazed windows with perfect fit blinds, radiator, hi tech hue lighting providing a full spectrum of lighting options including colour, carpet

Bathroom

Opaque double glazed tilt and turn window, panelled bath with mixer taps and shower with rain shower head above, low level wc, wall hung wash hand basin with mixer taps, chrome heated towel rail, tiled floors, led downlights

Rear Garden 35' 0" x 33' 0" (10.66m x 10.05m)

South east facing, brand new high quality fencing all around, immaculate decked area and desert style garden with a great range of plants and shrubs, outside light and tap, in addition to this is a small courtyard garden which is nicely secluded perfect for a morning coffee

Front Garden

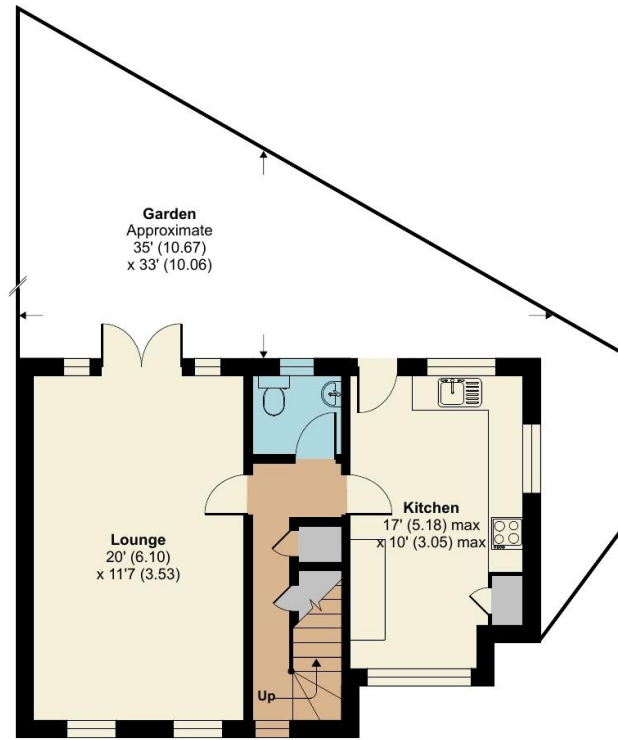
Immaculately laid out with lovely flower beds and interesting range of plants



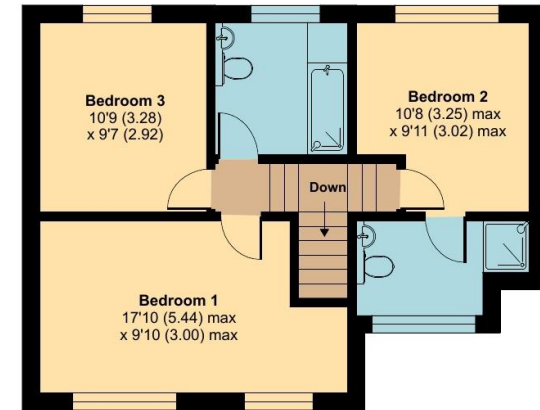
Beaconsfield Road, London, SE9

Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrschemcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1140484

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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