



£750,000

Avery Hill Road, New Eltham, SE9 2BD

Chattertons

EST 1893

Attractive Period House

This is an attractive period house located moments from New Eltham mainline station and offering a surprising amount of space. The ground floor area seems to go on forever with 2 large receptions divided by neat pocket doors, beautiful dining room with skylight windows, modern kitchen with large walk in pantry and conservatory along with a ground floor cloakroom. The upstairs includes 4 bedrooms and 3 bathrooms including 3 doubles and one smaller single room. The property is presented in nice condition and the large rear garden allows for easy maintenance with paved areas and artificial grass and including a detached summer house. The area is perfect for families that still need easy access into London.



Attractive period house
4 bedrooms and 3 receptions
Large conservatory

Entrance Porch

Entrance Hall

Under stairs storage cupboard, laminate flooring

Lounge 13' 2" x 11' 11" (4.01m x 3.63m)

Double glazed bay window with bay radiator with display casing, pocket doors leading to second reception

Second Reception 12' 0" x 11' 7" (3.65m x 3.53m)

Double glazed window, laminate flooring

Dining Room 17' 8" x 17' 0" (5.38m x 5.18m)

2 skylight windows with built in shelving, radiator, laminate flooring

Kitchen 10' 9" x 8' 6" (3.27m x 2.59m)

Fully fitted wall and base units with quartz work surface, gas hob with integrated oven and extractor hood, integrated dishwasher, sink unit with mixer taps, door to inner lobby with pantry

Ground Floor Cloakroom

Frosted double glazed window, low level wc, wash hand basin, tiled walls and floor

Large Conservatory 21' 5" x 13' 10" (6.52m x 4.21m)

Fully glazed, radiator, double glazed double doors to the garden, utility cupboard with space and plumbing for washing machine

Stairs to the first floor

3 bathrooms

Stunning dining room with skylight windows
Moments from New Eltham mainline station

Bedroom 3 11' 9" x 11' 3" (3.58m x 3.43m)

Double glazed window, carpet

Bedroom 4 /Study 8' 8" x 6' 8" (2.64m x 2.03m)

Double glazed window, carpet

Bathroom

Frosted double glazed window, large shower with multi jets and steam setting, low level wc, wash hand basin with vanity below, chrome heated towel rail, cupboard housing immersion heater

Bedroom 2 12' 0" x 11' 6" (3.65m x 3.50m)

Double glazed window, radiator, carpet, built in wardrobe

En Suite

Shower, low level wc, pedestal wash hand basin, chrome heated towel rail, laminate flooring

Inner Lobby

With sink unit, space for tea and coffee preparation

Bedroom 1 13' 9" x 11' 11" (4.19m x 3.63m)

Double glazed bay window, radiator, built in wardrobes, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath, low level wc, pedestal wash hand basin, chrome heated towel rail, laminate flooring

Rear Garden 80' 0" x 30' 0" (24.37m x 9.14m)

Side access, large paved areas, artificial grass

Summer House 19' 5" x 13' 8" (5.91m x 4.16m)

Double glazed window, laminate flooring, extra storage space

Front Driveway

Providing parking for 1 car





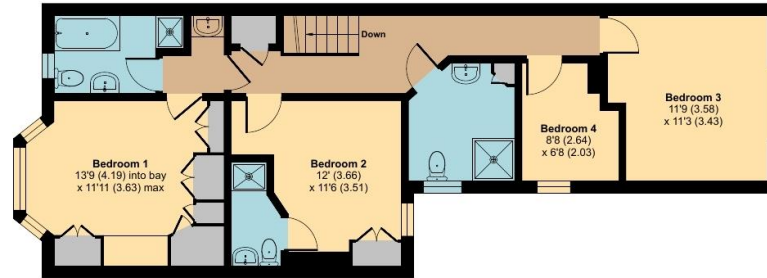
Avery Hill Road, London, SE9

Approximate Area = 1768 sq ft / 164.2 sq m

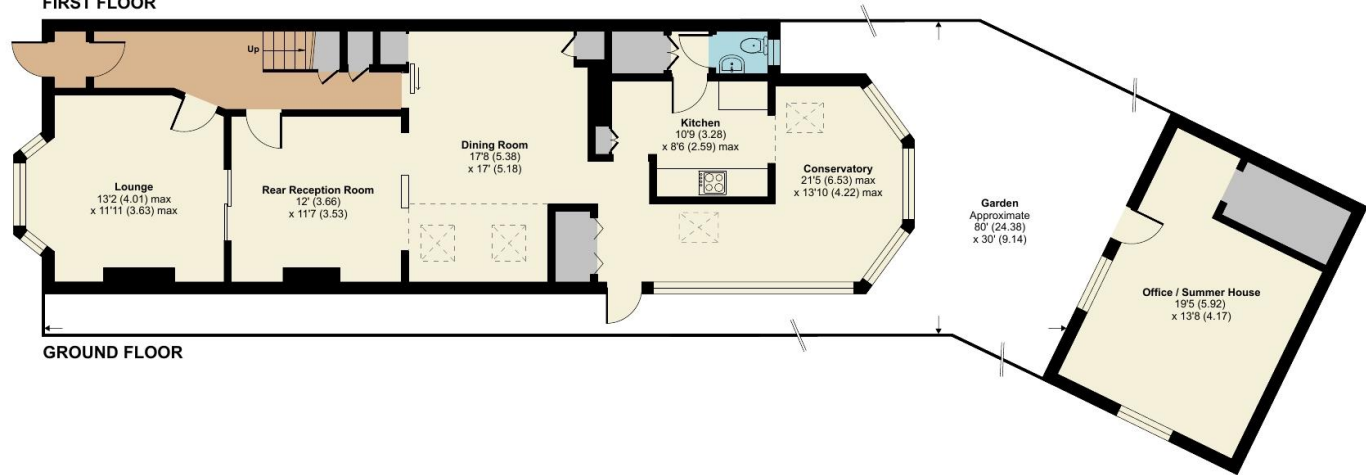
Outbuilding = 264 sq ft / 24.5 sq m

Total = 2032 sq ft / 188.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1139824

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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