



Price Band £800,000 to £825,000

Domonic Drive, New Eltham, SE9 3LJ

**Chattertons**

EST 1893

# 4 Bed semi detached house

Not only is this property located in one of the most popular roads in the area it is also in the prime part of the road nestled in a small cul de sac known locally as the banjo, meaning the situation of the property benefits from the best of all worlds. People love this area as it is close to New Eltham mainline station and on the border of Chislehurst but as so few houses are in this part of the road very few ever become available. This is an extended semi detached house which offers super family size with a very large garden to match together with a garage with very generous frontage which includes a neat grass frontage and large private driveway. The accommodation includes 3 receptions, 4 double bedrooms and 2 bathrooms and the house is very light thanks to the multiple window aspects. The current owners have been very happy in this house and will leave with heavy hearts and hope the next owners will have many happy years in the property. The house has been well cared for and is offered in lovely condition including double glazing and gas central heating. Location is always the most important aspect of any property purchase, this house passes this test with flying colours.



**Very popular road**  
**Prime cul de sac part of the road**  
**Generous frontage with private driveway**  
**Very large garden**  
**4 double bedrooms and 3 receptions**

#### **Entrance Porch**

Double glazed double doors, light

#### **Lounge 15' 4" x 12' 8" (4.67m x 3.86m)**

Double glazed bay window, radiator, carpet

#### **Rear Reception 13' 3" x 11' 0" (4.04m x 3.35m)**

Double glazed french doors to the outside, radiator, carpet

#### **Kitchen 11' 0" x 9' 3" (3.35m x 2.82m)**

Double glazed window to the rear, double glazed door to the garden, wall and base units with granite work surface, sink with 1.5 bowl and mixer taps, plumbing for washing machine and dishwasher, rangemaster oven

#### **Dining Room 18' 7" x 16' 0" (5.66m x 4.87m)**

Somewhat open plan to the kitchen, double glazed french doors to the outside, double glazed window to the front, radiator

#### **Cloakroom**

Frosted double glazed window, low level wc, wash hand basin with mixer taps, radiator, vinyl floor covering

#### **Stairs to the first floor**

Double glazed window to the side, access to loft, airing cupboard housing immersion heater, carpet

#### **Bedroom 1 16' 2" x 12' 7" (4.92m x 3.83m)**

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

#### **Bedroom 2 13' 2" x 12' 7" (4.01m x 3.83m)**

Double glazed window, radiator, carpet

#### **Large loft which is boarded**

#### **Garage**

#### **2 bathrooms**

#### **Close to New Eltham mainline station**

#### **Border of Chislehurst**

#### **Bathroom**

Dual aspect frosted double glazed windows, panelled bath with mixer taps, shower above with screen, wash hand basin with storage below and mixer taps, chrome heated towel rail

#### **Cloakroom**

Frosted double glazed window, wc, radiator, vinyl floor covering

#### **Bedroom 3 17' 3" x 12' 11" (5.25m x 3.93m)**

2 double glazed windows, double radiator, carpet, built in wardrobes

#### **Bedroom 4 13' 10" x 9' 9" (4.21m x 2.97m)**

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

#### **Shower Room**

Frosted double glazed window, walk in double shower, low level wc, wash hand basin with vanity below, tiled walls, vinyl floor covering, chrome heated towel rail

#### **Rear Garden 100' 0" x 41' 0" (30.46m x 12.49m)**

Very large and featuring a spacious raised patio area with fish pond, steps down to lawned area with a comprehensive range of trees, shrubs and plants and neat flower borders, outside light and tap

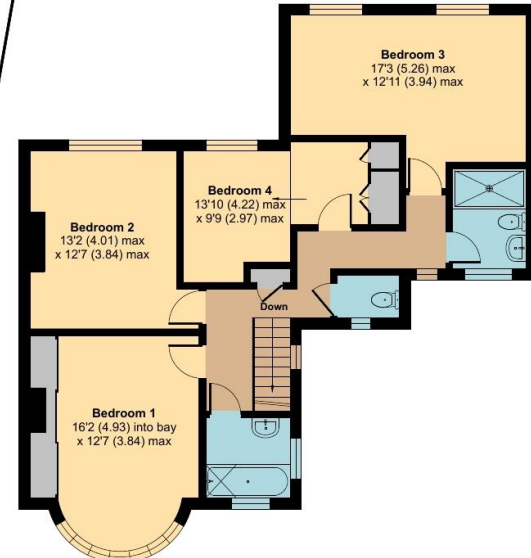
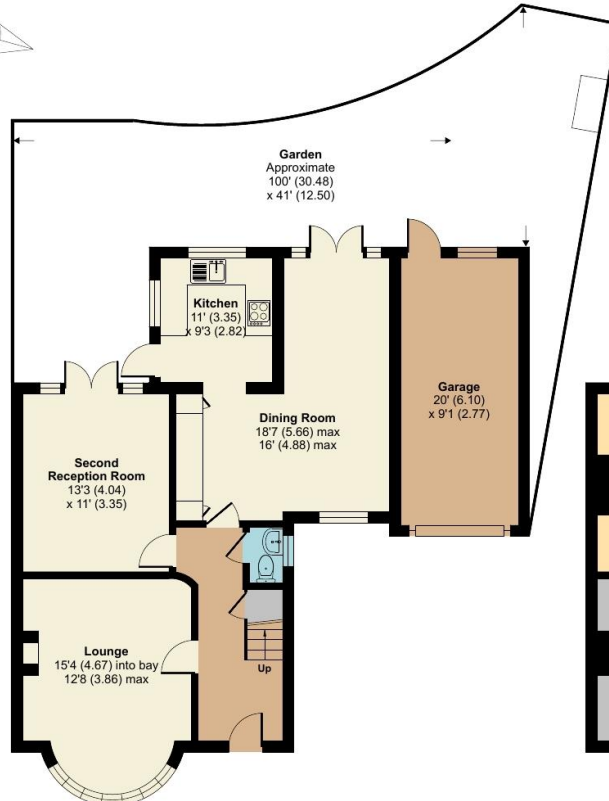
#### **Garage 20' 0" x 9' 1" (6.09m x 2.77m)**

With up and over door, light and power

#### **Frontage**

Long private driveway with neat grass frontage





## Domonic Drive, London, SE9

Approximate Area = 1685 sq ft / 156.5 sq m

Garage = 177 sq ft / 16.4 sq m

Total = 1862 sq ft / 172.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1079583

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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