



Price Band £600,000 to £625,000

Gerda Road, New Eltham, SE9 3SW

Chattertons

EST 1893

3 bedroom period house

Price band 600,000 to 625,000. Located in a great road literally within 5 minutes walk of New Eltham mainline station and a great local park moments away. This is an attractive period house with bare brick exterior presented in excellent condition having been completely refurbished in the last few years and so perfect if you want to be able to move in, unpack and start living. With lovely high ceilings the property offers great space including the elusive 3 double bedrooms. Also close at hand are a great range of local shops and services along with a multitude of bus routes.



Entrance Hall
Vertical radiator, laminate flooring

Lounge
2 double glazed windows, column radiator, laminate flooring

Dining Room
Double glazed French doors to the garden, vertical radiator, laminate flooring

Kitchen Diner
4 double glazed windows, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, integrated dishwasher, full height fridge, full height freezer, integrated dishwasher, cupboard housing combi boiler (new 2021), integrated oven and induction hob with extract hood

Utility Room
Door to the garden, space for 2 white goods stacked with plumbing for washing machine, low level wc, wash hand basin

Stairs to the first floor
Carpet, split landing

Bedroom 1
Double glazed windows with fitted blinds, radiator, carpet

Bedroom 2
Double glazed window, radiator, carpet

Bedroom 3
Double glazed window, radiator, carpet

Bathroom
Frosted double glazed window, large walk in shower with dual shower heads, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, vinyl floor covering

Rear Garden
Laid to lawn with patio area

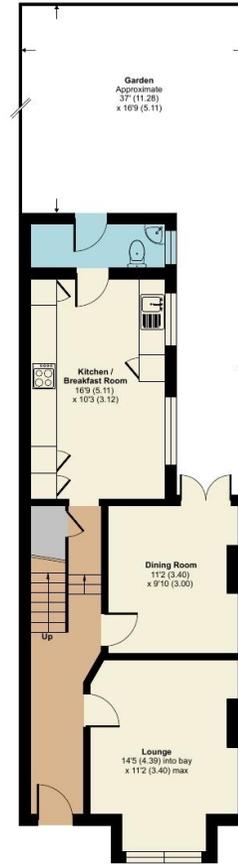




Gerda Road, London, SE9

Approximate Area = 1158 sq ft / 107.5 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). © nrschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1150949

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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