



£650,000 Guide Price

Cadwallon Road, New Eltham, SE9 3PY

Chattertons

EST 1893

4 bed 1930s semi detached house

Located in a very popular road is this immaculate 1930s semi detached house with a show stopping south facing garden which has real ex factor. Less than 10 minutes from New Eltham mainline station and within the catchment of the ever popular Dulverton Primary School. The accommodation includes 2 large receptions, 4 bedrooms (the 4th is on the ground floor), kitchen diner with space for dining table, utility area, first floor bathroom with ground floor cloakroom. The owners have cherished living in the house over the last 44 years and the house is ready for the next family to move in and unpack and make new memories.

As mentioned the garden is stunning and features Apple, Pear and Plum trees. To the front is a private driveway providing comfortable parking for 2 cars.



Very popular road
Immaculate 1930s semi detached house
4 bedrooms (the 4th being on the ground floor)
Stunning south facing garden
2 large receptions

Entrance Hall

Very spacious, oak flooring, under stairs storage cupboard

Lounge 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed bay window, brick built fireplace, oak flooring

Dining Room 12' 5" x 10' 11" (3.78m x 3.32m)

Double glazed sliding doors to the garden, radiator, oak flooring

Kitchen Diner 15' 11" x 12' 5" (4.85m x 3.78m)

Double glazed window, fully fitted wall and base units with laminated work surface, sink unit with 1.5 bowl and mixer taps, space for rangemaster with stainless steel splashback and extractor hood, plumbing for dishwasher, space for dining table, double glazed doors to the garden, cupboard housing boiler, tiled walls

Utility Area

Space for 2 white goods stacked with plumbing for washing machine

Bedroom 4 or Study 9' 4" x 7' 2" (2.84m x 2.18m)

Double glazed window, radiator, laminate flooring

Ground Floor Cloakroom

Low level wc, wash hand basin tiled walls and floor

Kitchen diner
Utility area
First floor bathroom and ground floor cloakroom
Private driveway
Less than 10 minutes walk to New Eltham mainline station

Stairs to the first floor

Frosted double glazed window, access to the loft, panelled walls, carpet

Bedroom 1 15' 0" x 12' 7" (4.57m x 3.83m)

Double glazed bay window, built in wardrobes, laminate flooring, radiator

Bedroom 2 12' 0" x 12' 0" (3.65m x 3.65m)

Double glazed window, radiator, laminate flooring, built in wardrobes

Bedroom 3

Double glazed window, radiator, laminate flooring

Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower attachment, separate electric shower unit, pedestal wash hand basin, low level wc, radiator, tiled walls and floor

Rear Garden 85' 0" x 28' 0" (25.89m x 8.53m)

Wow! A stunning south facing garden which is one of the best we have ever seen, bursting with colour and texture featuring a great range of plants, shrubs and fruit trees including, apple, pear and plum. neatly cut borders are complimented by a large laid to lawn area, shed, greenhouse and children 2 storey summer house and real boat planter, patio area

Front Driveway

Private driveway providing off road parking for 2 cars

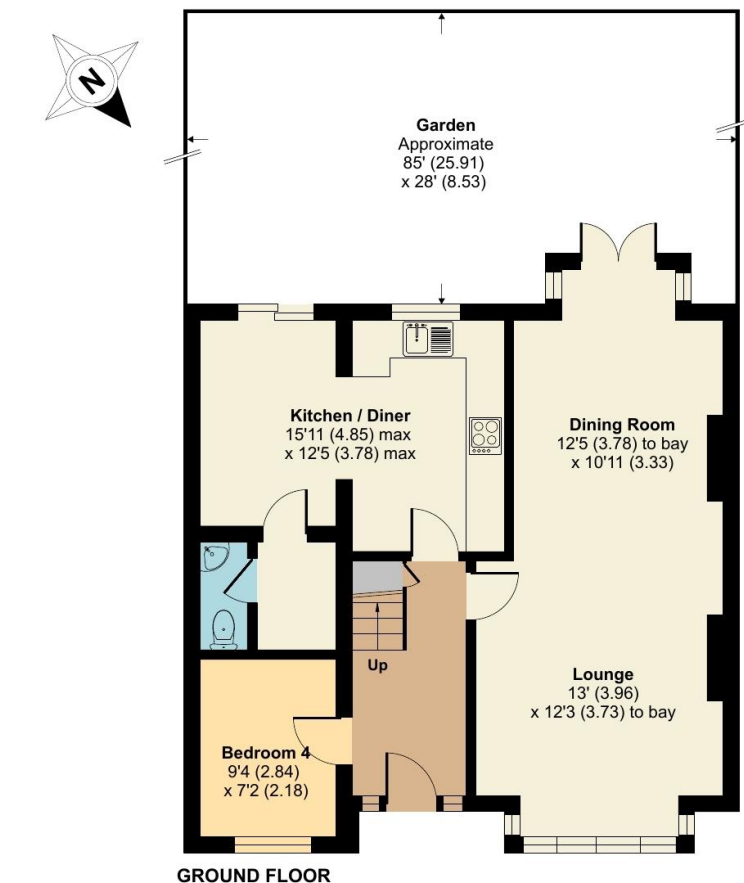




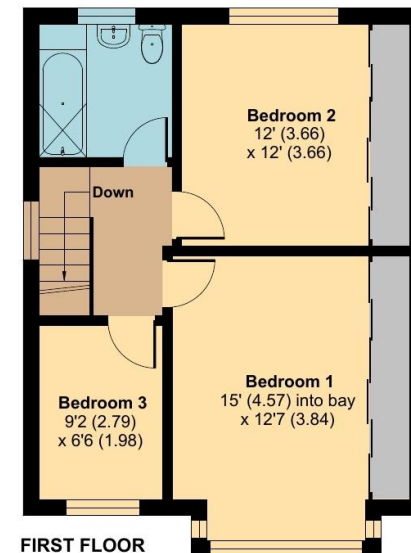
Cadwallon Road, London, SE9

Approximate Area = 1246 sq ft / 115.7 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). © nitchcom 2024. Produced for Chattertons Estate Agents Ltd. REF: 1151938



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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