



£1,250,000

Crown Woods Way, Eltham, SE9 2NJ

Chattertons

EST 1893

# Stunning 6 bedroom house

Located in one of the extremely popular roads and part of the Eltham Heights development is this stunning semi detached home.

The heart of the house is the show stopping kitchen and family room flooded with light thanks to the lantern roof and 2 sets of doors to the outside featuring a high end kitchen. The rest of the accommodation includes 2 large receptions, 6 bedrooms and 4 bathrooms.

The property is presented in immaculate condition and is perfect for a large family. The rear garden is excellent and has side access and a large summer house currently used as a gym. To the front is a very large driveway protected by gates. Location wise it is perfect and within close proximity to Falconwood Mainline station and along with great local shops and schools the vibrant Eltham High Road is also close at hand. This is a really classy house and offered to the market virtually chain free.



**Classy and spacious house**  
**Popular Eltham Heights development**  
**6 bedrooms**  
**4 bathrooms**  
**Show stopping kitchen and family space**

**Entrance Porch**

**Entrance Hall**

Tiled floor

**Lounge 16' 5" x 13' 6" (5.00m x 4.11m)**

Double glazed window to the front and to the side with shutters, log burner, Amtico flooring

**Rear Reception 14' 0" x 12' 5" (4.26m x 3.78m)**

Tiled floor, radiator with display cabinet

**Kitchen Dining Room 27' 10" x 20' 11" (8.48m x 6.37m)**

Beautiful kitchen with fitted wall and base units offering a comprehensive range of storage options, finished in quartz, space for rangemaster, integrated full height fridge, integrated full height freezer, large island finished in quartz with on board power point, integrated dishwasher, inset sink with mixer taps, neff hide and slide oven, lantern roof, exposed brick wall, 2 sets of modern doors to the outside, tiled floor

**Ground Floor Shower Room**

Walk in shower, low level wc, pedestal wash hand basin with mixer taps and vanity unit, chrome heated towel rail

**Utility Room**

Frosted double glazed windows, butler sink with mixer taps, plumbing for washing and space for side by side white goods,, tiled floor, cupboard housing combi boiler and mega flow tank

**Stairs to the First Floor**

Amtico flooring

**Bedroom 1 16' 5" x 11' 7" (5.00m x 3.53m)**

Double glazed bay window with shutters, double glazed window to the side shutters, built in wardrobes, Amtico flooring

**Lantern roof**

**Large driveway with gates**

**Excellent garden with summer house**

**Immaculate condition**

**Close to Falconwood mainline station**

**Bedroom 2 12' 8" x 10' 11" (3.86m x 3.32m)**

Double glazed window with shutters, radiator, carpet

**Shower Room**

Frosted double glazed window, double shower, sink unit with vanity below, tiled walls, vinyl floor covering

**Bedroom 3 10' 11" x 7' 11" (3.32m x 2.41m)**

Double glazed windows with shutters, radiator, carpet

**Bedroom 4 13' 7" x 8' 7" (4.14m x 2.61m)**

Double glazed windows with shutters, radiator, carpet

**Bedroom 5 9' 9" x 7' 4" (2.97m x 2.23m)**

Double glazed window with shutters, radiator, Amtico flooring

**Stairs to the top floor**

Skylight window, carpet, walk in dresser

**Bedroom 6 19' 2" x 13' 1" (5.84m x 3.98m)**

2 double skylight windows, radiator, carpet

**En Suite**

Skylight window, free standing bath, low level wc , wash hand basin with mixer taps, tiled floor chrome heated towel rail

**Rear Garden 87' 0" x 33' 0" (26.50m x 10.05m)**

Side access, large patio with matching pathway to the end of the garden, laid to lawn, flower borders

**Summer House 14' 2" x 11' 7" (4.31m x 3.53m)**

Large space with own composite decked area, light and power, separate shed area

**Front Driveway**

Large area with parking for multiple cars with security gates





# Crown Woods Way, London, SE9

Approximate Area = 2180 sq ft / 202.5 sq m  
 Limited Use Area(s) = 166 sq ft / 15.4 sq m  
 Summer House = 165 sq ft / 15.3 sq m  
 Total = 2511 sq ft / 233.2 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1164515

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