



£735,000

Larchwood Road, New Eltham, SE9 3SE

Chattertons

EST 1893

4 bedroom house

Located in a popular road less than 10 minutes from the centre of New Eltham village which includes the zone 4 mainline station and on the sunny side of the street, in terms of the south facing garden. This 1930s semi detached house has been extended to the rear on the ground floor and up in to the loft meaning the house is perfect for a family. On the ground floor are 2 receptions with dividing doors, separate modern kitchen with 3 skylight windows and wc, whilst on the first floor are 3 bedrooms and large family bathroom and the top floor featuring a large main bedroom with en suite. As mentioned the garden faces south and is a good size and to the front is an off road parking space. Presented in good condition with double glazing and gas central heating, complimented by light neutral decor.



Popular road
Sunny side of the street
Less than 10 minutes to New Eltham
4 bedrooms
2 receptions

Entrance Porch
Tiled floor

Entrance Hall
Wood flooring, double radiator

Lounge 13' 9" x 11' 3" (4.19m x 3.43m)
Double glazed bay window, bay radiator, wood flooring, double doors to dining room

Dining Room 17' 6" x 12' 10" (5.33m x 3.91m)
2 frosted peak a boo windows to the side, wood flooring, radiator

Kitchen 15' 11" x 10' 9" (4.85m x 3.27m)
Double glazed window and door to garden, 3 skylight windows, fitted wall and base units with granite work surface, sink with double bowl and mixer taps, plumbing for washing machine, plumbing for dishwasher, rangemaster with stainless steel splash back and matching extractor hood, tiled walls and floor

Ground Floor Cloakroom
Frosted double glazed window, corner wash hand basin with mixer taps, low level wc, tiled walls and floor

Stairs to the first floor
Glass balustrade, double glazed window to the side, cupboard housing combi boiler

Bedroom 2 13' 8" x 10' 9" (4.16m x 3.27m)
Double glazed bay window, built in wardrobes, radiator, laminate flooring

Modern kitchen
2 bathrooms
South facing garden
Off road parking
Great family space

Bedroom 3 12' 11" x 9' 8" (3.93m x 2.94m)
Double glazed window, double radiator, laminate flooring

Bedroom 4 7' 5" x 6' 10" (2.26m x 2.08m)
Double glazed window, radiator, laminate flooring

Bathroom
3 frosted double glazed windows, bath with mixer taps and shower attachment, walk in shower, low level wc, large wall hung wash hand basin with mixer taps, tiled walls and floor, chrome heated towel rail

Stairs to the top floor
Glass balustrade, skylight window, double glazed window to the side

Bedroom 1 17' 11" x 10' 8" (5.46m x 3.25m)
2 skylight windows to the front, double glazed windows to the rear, radiator, custom built integrated wardrobes, carpet

En Suite
Frosted double glazed window, shower, corner wash hand basin with mixer taps, low level wc, tiled walls and floors

Rear Garden 82' 0" x 24' 0" (24.97m x 7.31m)
South facing laid to lawn with patio, outside light and tap, side access

Large storage shed 14' 5" x 11' 8" (4.39m x 3.55m)

Off road parking
Space for 1 car





Larchwood Road, London, SE9

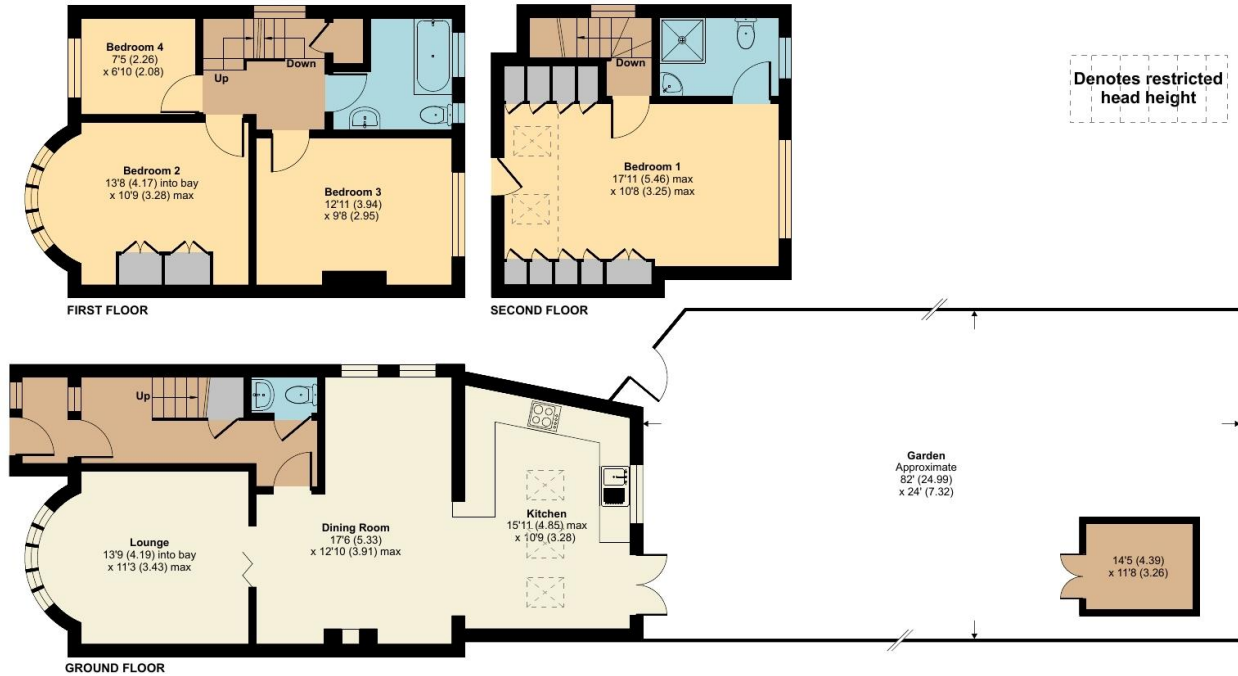
Approximate Area = 1347 sq ft / 125.1 sq m

Limited Use Area(s) = 36 sq ft / 3.3 sq m

Outbuilding = 169 sq ft / 15.7 sq m

Total = 1552 sq ft / 144.1 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: 1179372

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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