



£625,000

Telford Road, New Eltham, SE9 3RD

Chattertons

EST 1893

3 bedroom chalet house

Located in an extremely popular road moments from the brilliant Dulverton Primary school and around 7 minutes walk to New Eltham mainline station. This is a semi detached unextended chalet house. The house has double glazing with plantation style shutter throughout but would benefit from updating and is prime for extension which whilst would be subject to planning this is a formality as the majority of the houses in the immediate area have already been developed and extended. The neighbourhood is completely residential and tranquil. The house is offered to the market chain free.



Extremely popular road
Unextended chalet
Beautiful garden
Double glazing with shutters
Moments from Dulverton Primary school

Entrance Hall
Radiator, carpet

Lounge 15' 5" x 11' 10" (4.70m x 3.60m)
Double glazed window with shutters, radiator, carpet

Dining Room 14' 6" x 12' 0" (4.42m x 3.65m)
Double glazed patio doors to the garden, radiator, carpet

Kitchen 10' 6" x 9' 2" (3.20m x 2.79m)
Double glazed window, wall and base units with work surface, stainless steel single drainer sink unit with mixer taps, cooker point, wall mounted combi boiler, quarry tiled floor, door to the garden

Bedroom 3 10' 9" x 7' 6" (3.27m x 2.28m)
Double glazed bay window with shutters, radiator, carpet

Ground Floor Bathroom
Frosted double glazed window, panelled bath with mixer taps and shower attachment, pedestal wash hand basin, tiled walls, radiator

Separate WC
Frosted double glazed window, wc

Garage
Private driveway
Needs updating
Prime for extension (stpp)
Chain free

Stairs to the first floor
Carpet

Bedroom 1 15' 5" x 11' 11" (4.70m x 3.63m)
Double glazed bay window with shutters, 2 radiators, eaves storage cupboard, carpet

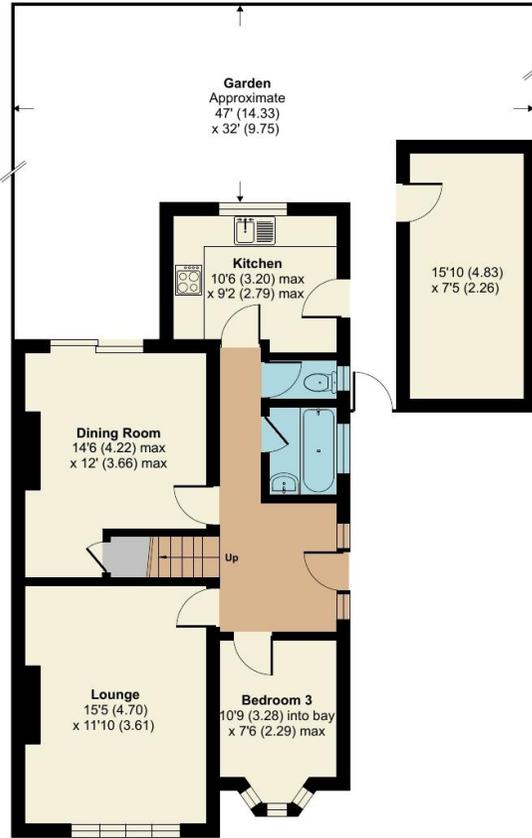
Bedroom 2 11' 11" x 11' 5" (3.63m x 3.48m)
Double glazed window with shutters, radiator, eaves storage cupboard, carpet

Rear Garden 47' 0" x 32' 0" (14.31m x 9.75m)
Laid to lawn with mature borders featuring a great of range of plants and shrubs, patio area, side access

Garage 15' 10" x 7' 5" (4.82m x 2.26m)
With up and over door, light and power

Private Driveway
Providing parking





GROUND FLOOR



FIRST FLOOR

Telford Road, London, SE9

Approximate Area = 1038 sq ft / 96.4 sq m
 Limited Use Area(s) = 302 sq ft / 28 sq m
 Outbuilding = 116 sq ft / 10.7 sq m
 Total = 1456 sq ft / 135.1 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). © nlschem 2024. Produced for Chattertons Estate Agents Ltd. REF: 1188771

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:

020 8859 4000

405 Footscray Road
 New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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