



£540,000

Lannoy Road, New Eltham, SE9 2BN

Chattertons

EST 1893

# Stunning period house

This is a stunning period home with ground floor extension and with a bare brick exterior. The property is in show home condition with first class upgrades fused with some original features. The house has double glazed sash windows all with fitted white shutters and the decor is sympathetic to the era of the house with a fantastic exposed brick wall in the main reception room. The accommodation includes 2 receptions (which are open plan), 3 bedrooms, modern kitchen and bathroom. The house is located 2 minutes away from New Eltham town centre which includes a zone 4 mainline station which offers fast and frequent access into London and The City. A house oozing with class.



**Stunning period house**  
**3 bedrooms**  
**Double glazed sash windows**  
**Shutters**  
**Fireplaces**

#### **Entrance Porch**

#### **Lounge 11' 0" x 10' 5" (3.35m x 3.17m)**

Double glazed bay sash window with shutters, column radiator, oak flooring, open plan to dining room

#### **Dining Room 10' 0" x 9' 8" (3.05m x 2.94m)**

Exposed brick feature, oak flooring

#### **Kitchen 14' 1" x 8' 0" (4.29m x 2.44m)**

Double glazed door to the garden double glazed window, fitted wall and base units with wood block work surface, enamel single drainer sink units with 1.5 bowl and mixer taps, oven and hob with extractor hood, plumbing for washing machine, tiled walls and floor, column radiator, under floor heating

#### **Ground Floor Bathroom 14' 1" x 8' 0" (4.29m x 2.44m)**

Frosted double glazed window with shutters, free standing bath with mixer taps, low level wc, bidet, wall hung wash hand basin with mixer taps, walk in shower, tiled walls and floor, under floor heating

**Modern kitchen and bathroom**  
**First class condition**  
**Exposed wall in the main reception**  
**2 minutes walk to New Eltham mainline station**  
**Oozing with class**

#### **Stairs to the first floor**

Access to loft, split landing

#### **Bedroom 1 15' 0" x 10' 5" (4.57m x 3.17m)**

2 double glazed sash windows with shutters, 2 column radiators, oak flooring, fireplace

#### **Bedroom 2 10' 5" x 9' 4" (3.17m x 2.84m)**

Double glazed sash window with shutters built in wardrobes, column radiator, oak flooring

#### **Bedroom 3 8' 8" x 7' 8" (2.64m x 2.34m)**

Double glazed sash window with shutters, column radiator, exposed brick wall, oak flooring

#### **Rear Garden 27' 0" x 16' 5" (8.22m x 5.00m)**

Patio and laid to lawn with timber built shed

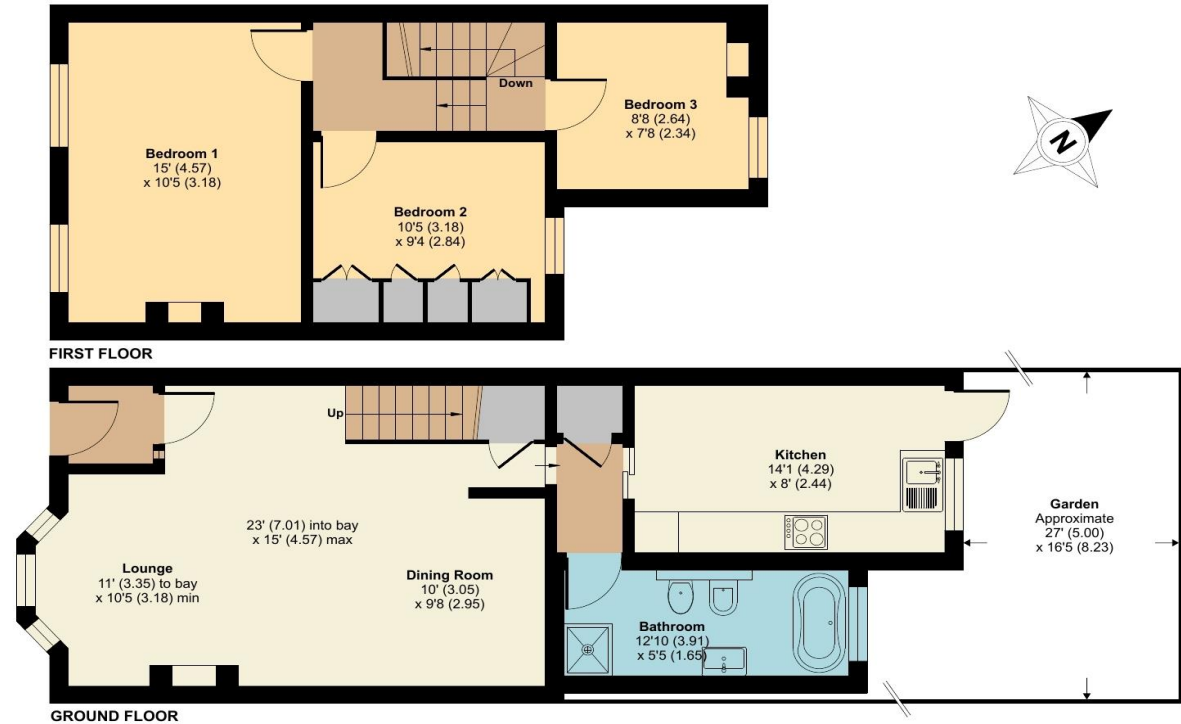




# Lannoy Road, London, SE9

Approximate Area = 942 sq ft / 87.5 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). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1193338

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