



£995,000

Riefeld Road, Eltham, SE9 2QB

Chattertons

EST 1893

Stunning Eltham Heights House

Introducing a truly stunning home, meticulously extended to offer the ultimate in modern family living. This exquisite air conditioned property boasts spacious interiors with 4 bedrooms, 2 luxurious bathrooms and 3 beautifully appointed reception rooms, providing ample space for relaxation and entertaining.

The heart of the home is a striking open-plan kitchen diner, featuring a premium German Hacker kitchen and expansive sliding doors that open onto a picturesque garden—perfect for seamless indoor-outdoor living. Every detail has been carefully curated, from the pristine décor in soft, neutral tones to the immaculate condition of the property throughout.

Set back from the road, the home enjoys privacy and curb appeal with its large driveway. At the rear, the beautifully landscaped garden, complete with a raised patio and stylish glass balustrade, creates an inviting outdoor oasis.

Ideally located near Falconwood mainline station, you'll enjoy quick and easy access to central London and The City, making this an exceptional home for families seeking both luxury and convenience. Don't miss the opportunity to make this perfect family home yours.



- **Stunning semi detached house**
- **Extension perfection**
- **Fully air conditioned**
- **4 bedrooms**
- **3 receptions**

Driveway & Front Garden

The front resin driveway offers extensive parking, bordered by beautifully maintained flower beds. The entrance and driveway are enhanced by full up-lighting.

Entrance Hall

Part glazed front entrance door.
Wood parquet flooring.

Cloakroom WC

WC suite with concealed cistern. Wash hand basin with mixer taps. Tiled floor.

Lounge - 12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed leaded window to front and side. Coved cornice. Log effect gas flame fire. Heating and cooling air ducts.

Kitchen/Reception Room - 28' 4" x 25' 3" (8.63m x 7.69m)

This spacious open-plan kitchen and reception room features a high-quality German 'Hacker' kitchen with a stylish range of fitted units. The center island includes an induction hob with an extractor overhead, plus two Siemens ovens and microwave. The design also offers an inset sink with mixer taps and a convenient boiling water tap. Integrated fridge/freezer, dishwasher, and a large larder cupboard provide ample storage. Wide sliding patio doors open up to the garden, while an orangery-style lantern floods the space with natural light, creating a bright and inviting atmosphere.

Utility area (within Kitchen)

Inset sink with mixer taps. Plumbed for washing machine.

Family Room 14' 8" x 8' 1" (4.47m x 2.46m)

Double glazed windows to side. Wood Parquet flooring. Heating and cooling air duct.

Snug / Office 8' 1" x 7' 0" (2.46m x 2.13m)

Double glazed leaded window to front. Wooden shutters. Heating and cooling air duct.

- **2 bathrooms**
- **Beautiful kitchen diner**
- **German kitchen**
- **Large generous driveway**
- **Beautiful garden**

Landing

Access to two loft areas. Heating and cooling air duct.

Bedroom 1 16' 4" x 11' 8" (4.97m x 3.55m)

Double glazed leaded window to front. Wooden shutters. Fitted wardrobes. Heating and cooling air duct.

Ensuite Shower room

Double glazed window to front. Twin basins with mixer taps. Low WC suite with concealed cistern. Large shower enclosure, with rain head shower. Under floor heating.

Bedroom 2 12' 6" x 11' 0" (3.81m x 3.35m)

Double glazed windows to rear. Fitted wardrobes. Wooden shutters. Heating and cooling air duct.

Bedroom 3 11' 0" x 8' 1" (3.35m x 2.46m)

Double glazed window to rear. Fitted wardrobes. Wooden shutters. Heating and cooling air duct.

Bedroom 4 11' 0" x 7' 11" (3.35m x 2.41m)

Double glazed window to rear. Fitted wardrobes. Heating and cooling air duct.

Bathroom

Double glazed leaded window to front. Bath with mixer taps and shower attachment. WC suite with concealed cistern. Shower enclosure with rain head shower. Wash hand basin with mixer taps.

Garden 75' 0" x 33' 0" (22.84m x 10.05m)

Featuring low-maintenance artificial grass, this garden includes an extensive raised patio with glass balustrade screening. A separate rear patio provides additional outdoor space. Enjoy covered glass roof side access, bike shed, storage cupboards, and flower borders along the sides enhanced by full up-lighting, creating a warm and inviting atmosphere, especially in the evening.

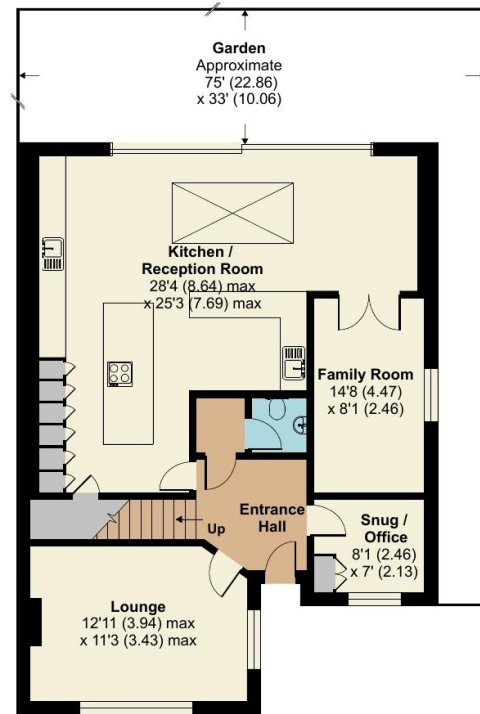




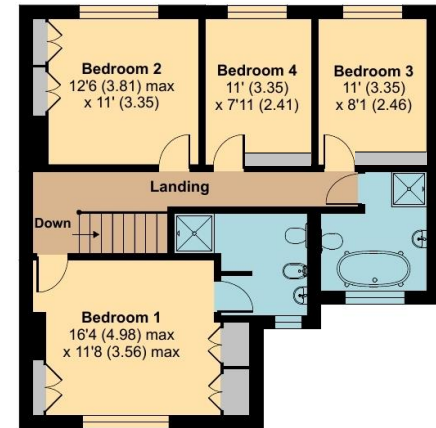
Riefield Road, London, SE9

Approximate Area = 1848 sq ft / 171.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1184111

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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