



£369,995

Colyer Close, New Eltham, SE9 3QG

Chattertons

EST 1893

2 bedroom maisonette

Located in an extremely popular cul de sac is this stylish first floor maisonette with garden. The property is presented in immaculate condition and the modern bathroom and kitchen are new (2023). The 2 bedrooms are both double and the property also has a large loft with ladder which provided excellent storage space. This property would be perfect for a first time buyer and is offered chain free. New Eltham mainline station and town centre are less than a 10 minute walk away. The area is blessed by an abundance of green open space.



First floor maisonette
Brand new bathroom (2023)
Chain free
Large lounge
2 double bedrooms

Private Entrance

Stairs to first floor, double glazed window to side, access to loft, engineered wood flooring

Lounge 16' 1" x 12' 6" (4.90m x 3.81m)

Double glazed window to rear, fireplace surround with hearth, engineered wood floor, radiator

Kitchen 10' 2" x 9' 2" (3.10m x 2.79m)

Dual aspect double glazed windows, brand new kitchen (2023), fully fitted wall and base units with work surface, integrated electric hob, electric oven with extractor hood, modern sink unit with mixer taps, integrated washer dryer, fridge, larder cupboard, tiled walls

Brand new kitchen (2023)
Private garden
Cul de sac location
Lease inxs of 100 years
No service charge

Bedroom 1 14' 5" x 9' 10" (4.39m x 2.99m)

Double glazed window, radiator, laminate flooring, built in wardrobes

Bedroom 2 11' 10" x 11' 2" (3.60m x 3.40m)

Double glazed window, radiator, cupboard, nook space providing a great work from home solution

Bathroom

Frosted double glazed window, Brand new (2023), shower bath with mixer taps and shower with screen, sink unit with mixer taps, tiled walls, chrome heated towel rail, laminate flooring

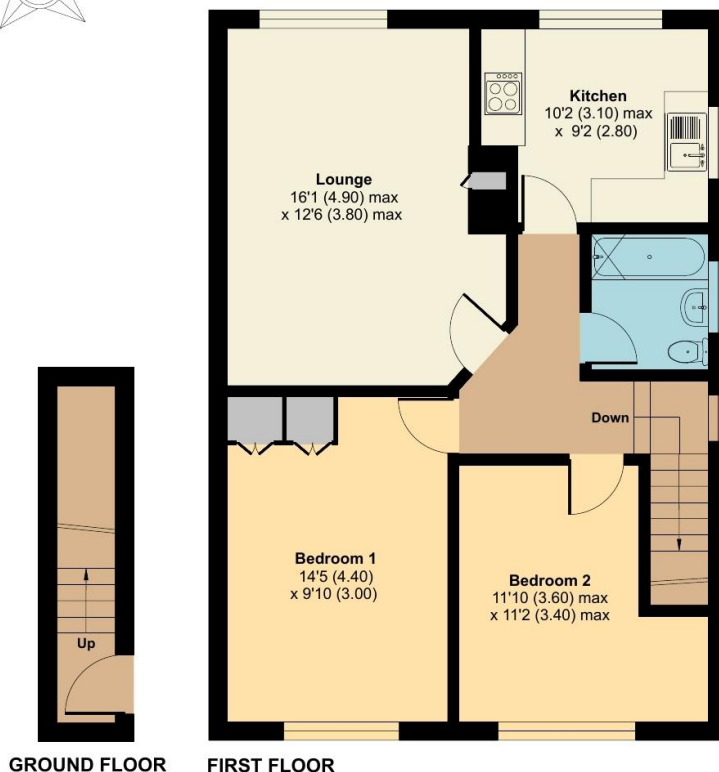
Loft

With loft ladder and light, large space boarded, Ariston boiler (New Feb 2021)

Rear Garden 26' 11" x 17' 9" (8.20m x 5.41m)

Laid to lawn with patio



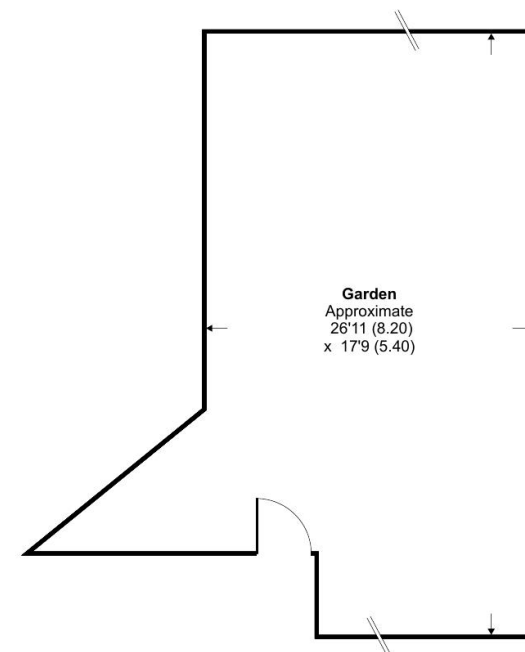


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1236654

Colyer Close, London, SE9

Approximate Area = 706 sq ft / 65.5 sq m

For identification only - Not to scale



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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