



Price Band £1,000,000 to £1,100,000

Southwood Road, New Eltham, SE9 3QS

Chattertons

EST 1893

Very large period house

Price Band 1,000,000 to 1,100,000. This a huge period house offering massive potential with a multitude of possibilities. It has been a very happy family home to the current owners and could be again although the property would need a complete up to date renovation but with space galore all enjoying high ceilings, the Victorians really did know how to build a house to last. The house has a lovely outlook to the rear with allotments and Southwood Park. Located in a great position less than 10 minutes to New Eltham mainline station which provides fast and frequent access into London. The rear garden is a good size with a garage at the back of the garden, the owners currently uses the side gated access road to park.



Entrance Porch

Entrance Hall

Radiator, carpet

Lounge 17' 5" x 13' 1" (5.30m x 3.98m)

2 Sets of French doors to the outside, beautiful fireplace, radiator, carpet

Family Room 13' 9" x 13' 9" (4.19m x 4.19m)

French doors to the garden, double radiator, carpet

Dining Room 13' 1" x 10' 10" (3.98m x 3.30m)

Window to the rear, double radiator, carpet

Study 12' 6" x 9' 10" (3.81m x 2.99m)

Bay sash window to the front, fireplace, radiator, carpet

Kitchen 18' 1" x 7' 3" (5.51m x 2.21m)

Window to the side, door to lean to conservatory, wall and base units with work surface, built in oven and electric hob, stainless steel single drainer sink unit with mixer taps and 1.5 bowl, plumbing for washing machine, plumbing for dishwasher, radiator, vinyl floor covering

Lean to Conservatory 10' 10" x 7' 3" (3.30m x 2.21m)

Door to the garden, tiled floor, door to wc

Inner Lobby

Access to the cellar, side access, cupboard housing boiler, carpet

Stairs to the upstairs

Carpet

Half Landing

Window to the side, airing cupboard, carpet

Bathroom

Frosted window, panelled bath, separate walk in shower, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, low level wc

Separate WC

Sash window, low level wc, wash hand basin with mixer taps

Stairs to the first floor

Carpet

Bedroom 2 17' 5" x 13' 9" (5.30m x 4.19m)

2 sash windows with lovely outlook, 2 radiators, carpet

Bedroom 4 14' 1" x 13' 1" (4.29m x 3.98m)

2 single glazed window, radiator, built in wardrobes, carpet

Bedroom 3 15' 1" x 12' 10" (4.59m x 3.91m)

Bay window, radiator, carpet

Stairs to the upper level

Half Landing

Window, carpet

Bedroom 5 14' 9" x 9' 10" (4.49m x 2.99m)

Window, double radiator, carpet

Stairs to the top floor

Bedroom 1 26' 11" x 13' 1" (8.20m x 3.98m)

Double glazed vellum window to the front, window to the rear with lovely outlook, radiator, carpet

Bedroom 6 13' 9" x 11' 2" (4.19m x 3.40m)

Window to the front, radiator, carpet

Shower Room

Skylight window, shower, low level wc, pedestal wash hand basin vinyl floor covering

Rear Garden 88' 7" x 36' 1" (26.98m x 10.99m)

Laid to lawn with great range of trees plants and shrubs, side access

Garage 36' 1" x 8' 10" (10.99m x 2.69m)

At the rear of the property





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: 1243964

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