



Price Band £700,000 to £725,000

Footscray Road, New Eltham, SE9 3TU

Chattertons

EST 1893

Extended semi detached

Price Band £700,000 to £725,000.

This spacious 1930s semi-detached house has been thoughtfully extended to provide ample accommodation for a large family. It features 4 bedrooms, 2 bathrooms, a ground floor cloakroom and 2 generously sized reception rooms. A standout feature is the loft extension, designed to resemble an upscale hotel suite, complete with bi-folding doors and a luxurious ensuite bathroom equipped with underfloor heating and a steam shower for two, offering a perfect retreat for relaxation or alternatively you can soak in the jacuzzi bath/steam shower pod in the first-floor bathroom. The property is well maintained, showcasing charming fireplaces and other attractive features throughout. The south-facing rear garden is expansive, highlighted by a beautiful willow tree that is home to a family of squirrels.

Located only a few minutes' walk to New Eltham station, you can be at London Bridge in under 20 minutes from leaving the house.



Extended 1930s semi-detached house set back from the road
4 bedrooms, 2 bathrooms, ground floor cloakroom
Top floor is like an up market hotel suite
140 South facing garden
Driveway to the front

Entrance Porch
Double glazed, quarry tiled floor

Entrance Hall
Engineered oak flooring, radiator

Lounge 15' 9" x 13' 2" (4.80m x 4.01m)
Double glazed window to the front, radiator with display case, beautiful fireplace, engineered oak flooring

Dining Room 12' 8" x 11' 3" (3.86m x 3.43m)
Engineered oak flooring, radiator with display cabinet, cast fireplace, double doors to the conservatory

Conservatory 19' 8" x 9' 1" (5.99m x 2.77m)
Double glazed French doors to the 140ft garden, tiled floor, 2 radiators with display cases, air conditioning unit

Kitchen 9' 2" x 8' 5" (2.79m x 2.56m)
Window to the side, fitted wall and base units with granite work surface, stainless steel single drainer sink unit with 1.5 bowl and mixer taps, plumbing for washing machine, built in oven and induction hob and extractor hood, integrated dish washer, plumbing for washing machine, salt water softener

Ground Floor Cloakroom
Low level wc, wall hung wash hand basin with mixer taps, automatic lighting, frosted window

Grand stairway to the upstairs
Beautiful original leaded light window to the side, small hidden storage space, carpet

2 Minutes from New Eltham mainline station
Excellent condition
Lovely original touches
Both bathrooms have under floor heating
Bi fold doors in the main bedroom

Bedroom 2 15' 9" x 13' 0" (4.80m x 3.96m)
Double glazed bay window, radiator with display case, laminate flooring, cast fireplace

Bedroom 3 12' 8" x 11' 3" (3.86m x 3.43m)
Double glazed window, radiator, wood flooring, cast fireplace

Bedroom 4 8' 0" x 7' 1" (2.44m x 2.16m)
Double glazed window, radiator, laminate flooring, original leaded light fan light

Bathroom 9' 4" x 8' 7" (2.84m x 2.61m)
Frosted double glazed window, under floor heating, jacuzzi and shower pod, with multi jets and on board bluetooth speakers, low level wc, wall hung wash hand basin with vanity below, tiled surround, tiled floor, original leaded light fan light

Stairs to the top floor
Frosted double glazed window

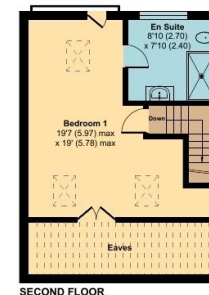
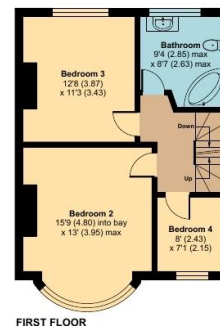
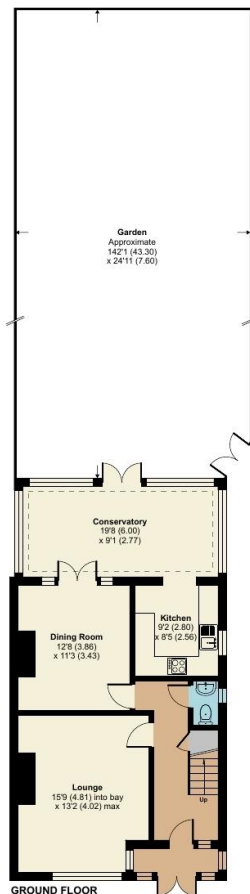
Bedroom 1 19' 7" x 19' 0" (5.96m x 5.79m)
2 double glazed Velux windows to the front, double-glazed remote-control skylight window which is also has a rain sensor, triple glazed bi fold doors to the rear, vertical feature radiator, opaque glass wall which divides the bedroom and en suite

En Suite 8' 10" x 7' 10" (2.69m x 2.39m)
Frosted double glazed window, under floor heating, walk in double steam shower with 12 multi jets, on board Bluetooth speaker, wall hung wash hand basin with vanity below, low level wc

Rear Garden 142' 1" x 24' 11" (43.27m x 7.59m)
The large South facing rear garden is mainly laid to lawn with a good-sized patio area for entertaining and ample storage to the rear. The garden is also home to the last of a row of weeping willows that existed before the houses were built which provides some cool shade in the summer and is home to a family of squirrels.

Parking
Off road parking to the front for 2 cars plus an off-road shared drive for a another/guests.





Footscray Road, London, SE9

Approximate Area = 1696 sq ft / 157.5 sq m

Limited Use Area(s) = 110 sq ft / 10.2 sq m

Total = 1806 sq ft / 167.7 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025.
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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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