



Price Band 550,000 to 575,000

Sidewood Road, New Eltham, SE9 2HA

**Chattertons**

EST 1893



# 1930s semi detached house

Price band 550,000 to 575,000.  
Located in a very popular road and on the sunny side of the street this 1930s semi detached house has a xxx foot south facing garden and garage The property does need some updating and refurbishment but has great potential for extension to the rear and into the loft and whilst this would be subject to planning, may other properties in the road have already done the same.  
Less than 10 minutes walk to New Eltham mainline station, with the huge Avery Hill Park moments away. This property is offered to the market chain free.



**Very popular road**  
**1930s semi detached house**  
**101 foot south facing garden**  
**Garage**  
**Less than 10 minutes to New Eltham mainline station**

**Double glazed entrance porch**

**Entrance Hall**

Double radiator, carpet

**Lounge 15' 3" x 12' 0" (4.64m x 3.65m)**

Double glazed bay window, radiator, carpet

**Dining Room 12' 6" x 10' 5" (3.81m x 3.17m)**

Double glazed french doors to the outside, radiator, carpet

**Kitchen 8' 10" x 7' 10" (2.69m x 2.39m)**

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink with mixer taps, plumb auto washing machine, tiled floor, cupboard housing combi boiler, door to lean to conservatory

**Lean to Conservatory 6' 9" x 5' 6" (2.06m x 1.68m)**

Tiled floor, double glazed windows

**Chain free**  
**Needs updating**  
**Great potential for extension (stpp)**  
**Avery hill park moments away**  
**Great for a family**

**Stairs to the first floor**

Access to loft, window to the side, carpet

**Bedroom 1 15' 1" x 12' 1" (4.59m x 3.68m)**

Double glazed bay window, radiator, built in wardrobes, carpet

**Bedroom 2 12' 6" x 10' 7" (3.81m x 3.22m)**

Double glazed window, radiator, carpet

**Bedroom 3 8' 0" x 6' 6" (2.44m x 1.98m)**

Double glazed window, radiator, carpet

**Bathroom**

2 frosted double glazed windows, shower, wall hung wash hand basin, low level wc, tiled walls, carpet

**Rear Garden 107' 8" x 24' 7" (32.79m x 7.49m)**

South facing laid to lawn with patio area, various plants and trees, side access

**Garage**

Double doors

**Front Driveway**

Providing off road parking







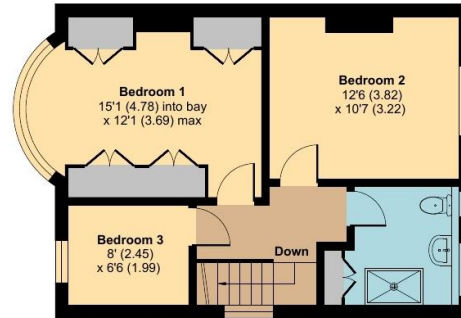
## Sidewood Road, London, SE9

Approximate Area = 1058 sq ft / 98.2 sq m

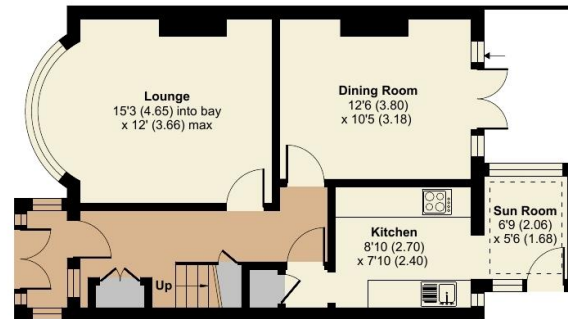
Garage = 213 sq ft / 19.7 sq m

Total = 1271 sq ft / 117.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



**Garden**  
Approximate  
101'8 (31.00)  
x 24'7 (7.49)

**Garage**  
21'8 (6.60)  
x 9'10 (3.00)



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: 1266240

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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