



Price Band £650,000 to £675,000

Castleford Avenue, New Eltham, SE9 2AL

Chattertons

EST 1893

Price band £650,000 to £675,000.
Located in an extremely popular road this house is in the best part of the road and on the right side of the road enjoying a large south west facing garden with a beautiful green outlook. This is an immaculate 1930s semi detached with ground floor extension. The upstairs includes 3 bedrooms and modern bathroom with bath and separate shower and the ground floor includes 2 large receptions, modern kitchen that flows on to the dining room and ground floor cloakroom. The ground floor flows so well with a great connection between the rear reception, kitchen and dining room with a great social space and with a degree of separation. New Eltham mainline station is less than 10 minutes away. The house has great potential for a loft extension and this would then have the full benefit of the fantastic outlook to the rear. Great for families.



Extremely popular road
Best part and side of the road
Immaculate condition
Ground floor extension
Lovely green outlook

Double glazed entrance porch
Quarry tiled floor

Lounge 16' 1" x 12' 2" (4.90m x 3.71m)
Double glazed bay window, attractive fireplace gas fire, radiator, carpet

Rear reception 12' 6" x 11' 2" (3.81m x 3.40m)
Original wood flooring, limestone fireplace with gas fire

Kitchen 11' 10" x 7' 3" (3.60m x 2.21m)
2 double glazed windows, fitted wall and base units with laminated work surface, wall and base units, enamel single drainer sink unit with mixer taps, integrated fridge freezer, space for rangemaster, tiled walls, plumbing for dishwasher and washing machine, radiator

Dining Room 18' 1" x 8' 2" (5.51m x 2.49m)
Doors to the garden, radiator, modern flooring

Ground floor cloakroom
Low level wc,, wash hand basin

Stairs to the first floor
Frosted double glazed window, carpet

South west facing garden
Bathroom with bath and separate shower
Ground floor cloakroom
Garage
Less than 10 minutes from New Eltham

Bedroom 1 16' 5" x 10' 10" (5.00m x 3.30m)
Double glazed bay window, double radiator, carpet

Bedroom 2 12' 6" x 10' 10" (3.81m x 3.30m)
Double glazed window featuring a lovely green outlook, 2 wardrobes, radiator with cabinet, carpet

Bedroom 3 10' 2" x 7' 10" (3.10m x 2.39m)
Double glazed window, radiator, carpet

Bathroom 8' 2" x 7' 6" (2.49m x 2.28m)
2 frosted double glazed windows, panelled bath, shower cubicle, low level wc, wash hand basin with vanity below and mixer taps, chrome heated towel rail, tiled walls, access to loft

Rear Garden 72' 2" x 23' 8" (21.98m x 7.21m)
South west facing, laid to lawn with neat flower borders, plants and trees, side access

Garage 14' 5" x 7' 10" (4.39m x 2.39m)
With light and power

Front driveway
Providing off road parking





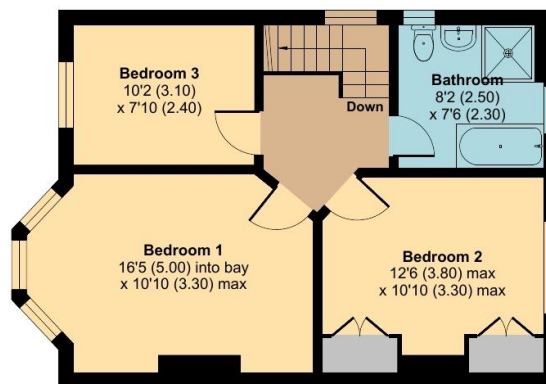
Castleford Avenue, London, SE9

Approximate Area = 1222 sq ft / 113.5 sq m

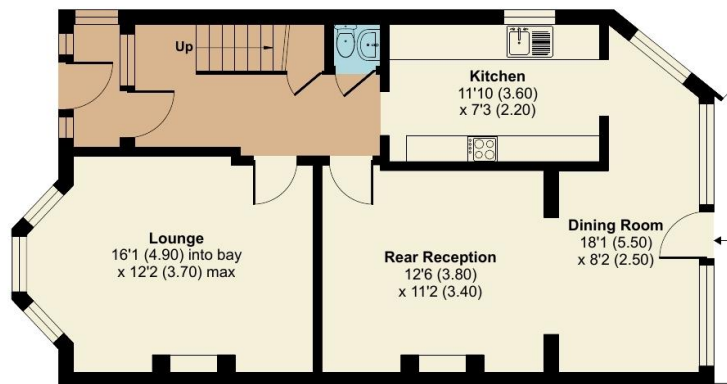
Garage = 114 sq ft / 10.5 sq m

Total = 1336 sq ft / 124.1 sq m

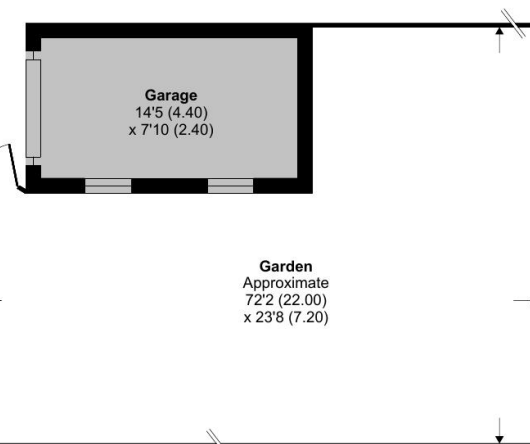
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FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1268233

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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