



Price Band £500,000 to £520,000

Gaitskell Road, New Eltham, SE9 2DL

**Chattertons**

EST 1893

Price Band 500,000 to 520,000. Located in a great road, literally moments from New Eltham mainline station is this lovely period house. This house is quite different from many of the houses in the road thanks to the ground floor extension and with key wall removal. The accommodation includes 2 large receptions, spacious kitchen, ground floor cloakroom, 2 double bedrooms and first floor bathroom. The house is presented in immaculate condition and ready to move into including gas central heating and double glazing. The rear garden is beautiful and south facing making it a lovely little sun trap. Although close to all the action this little area enjoys a chilled laid back atmosphere which is why it is so popular.



**Lovely period house**  
**Ground floor extension**  
**Excellent condition**  
**2 double bedrooms**  
**Beautiful south facing garden**

**Lounge 15' 5" x 13' 1" (4.70m x 3.98m)**

Double glazed bay window, 2 radiators, wood flooring

**Dining Room 15' 5" x 11' 6" (4.70m x 3.50m)**

Wood flooring, brick fireplace, radiator

**Kitchen 14' 1" x 10' 2" (4.29m x 3.10m)**

Double glazed window and door to garden, fitted wall and base units with work surface, single drainer double bowl sink unit with mixer taps, integrated oven and hob, extractor hood, plumbing for dishwasher and washing machine, tiled walls

**Ground Floor Cloakroom**

Low level macerator wc, wash hand basin with mixer taps tiled floor

**Stairs to the first floor**

**Ground floor cloakroom**  
**Upstairs bathroom**  
**Wardrobes in main bedroom**  
**Moments from New Eltham mainline station**  
**Spacious kitchen**

**Bedroom 1 15' 5" x 10' 10" (4.70m x 3.30m)**

2 double glazed windows, 3 built in wardrobes, radiator, carpet

**Bedroom 2 11' 6" x 9' 10" (3.50m x 2.99m)**

Double glazed window, radiator, laminate flooring

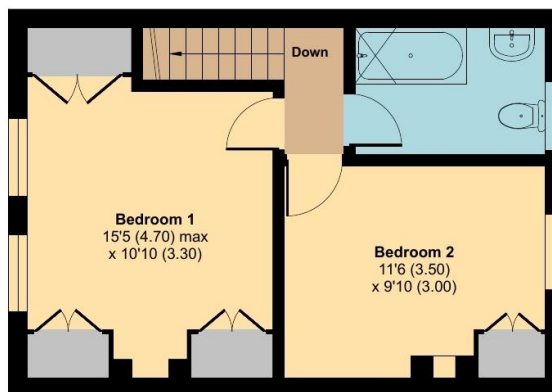
**Bathroom**

Frosted double glazed window, bath with tiled bath panel, mixer taps and shower, wash hand basin with vanity below, low level wc, radiator, tiled walls and floor

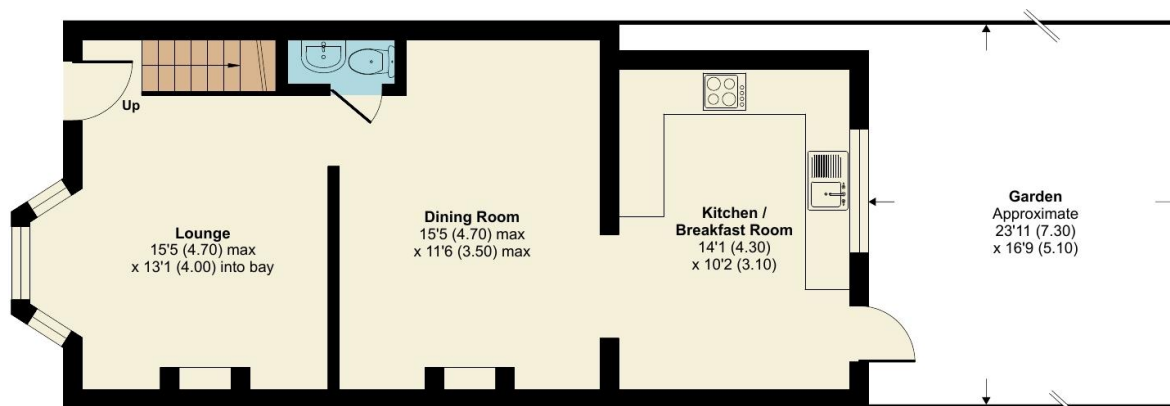
**Rear Garden 23' 11" x 16' 9" (7.28m x 5.10m)**

South facing, decked area, artificial grass, timber built shed, plants and trees, outside tap and light





FIRST FLOOR



GROUND FLOOR



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: 1271566

## Gaitskell Road, London, SE9

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale

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