



£850,000

Brendon Road, New Eltham, SE9 3RP

Chattertons

EST 1893

4 bed semi detached

Located in an excellent spot right in the heart of the Dulverton catchment area is this impressive extended 1930's semi detached residence. Entering via a large welcoming entrance porch which then leads to a very spacious front reception featuring ice white shutters, a separate dining room which overlooks the beautiful rear garden, good size kitchen/breakfast room which is presented in immaculate condition and further benefits from under floor heating. Also forming part of the ground floor accommodation is a large bedroom 4 which could also be used as a play room/home office and a cloakroom. The upstairs features 3 good size bedrooms with the main bedroom having a spacious en suite with under floor heating and a family bathroom. The house has been finished to an excellent standard, with many upgrades including gas central heating, double glazing, shutters to the front of the property, contemporary and stylish décor throughout. As mentioned the location is great including the easy access to New Eltham mainline station which is approx 7 minutes away and provides fast, efficient and easy access into London, The City and beyond. Houses of this standard are rarely available and we expect an early sale. Dulverton school is now outstanding and this house is offered chain free.



1930s Semi Detached Residence

Excellent location

4 Bedrooms and 2 Receptions

Family Bathroom and En suite to Master Bedroom

Under Floor heating to Kitchen and Ensuite

Front Entrance Hall

Double glazed front entrance door, solid wood flooring, display radiator, bespoke display shelving, spotlights, double doors to lounge.

Lounge 20' 3" x 14' 3" (6.17m x 4.34m)

Leaded light double glazed windows with fitted "Ice White" plantation shutters, fireplace with coal effect gas fire, spotlights, hardwood flooring, two designer radiators, coving

Inner Hallway

Leaded light double glazed windows with fitted "Ice White" plantation shutters, fireplace with coal effect gas fire, spotlights, hardwood flooring, two designer radiators, coving

Ground Floor Cloakroom

Chrome heated towel rail, wash hand basin, close coupled low level w.c., tiled walls and floor, spotlights, extractor fan, designer wallpaper

Dining Room 17' 2" x 12' 6" (5.23m x 3.81m)

Double glazed doors to garden, radiator, hardwood flooring, spotlights, under stairs storage cupboard, double doors to kitchen, coving.

Kitchen 14' 2" x 10' 5" (4.31m x 3.17m)

Leaded light double glazed window, leaded light door to garden, under floor heating with high gloss tiled floor, fitted wall and base units with high gloss work surface, enamel sink unit with mixer taps and one and a half bowl, integrated dishwasher, built in oven and 5 ring gas hob with stainless steel extractor hood, integrated fridge freezer, under unit lighting, herringbone style flooring.

Inner Hallway

Storage cupboard and utility cupboard with space for 2 white goods side by side

Moments from the outstanding Dulverton Primary school

Close to New Eltham Mainline Station

Beautiful Rear Garden

Chain free

Classy finish

Bedroom 4 15' 5" x 10' 10" (4.70m x 3.30m)

Leaded light double glazed window with "Ice White" Plantation shutters, skylight windows, radiator, carpet, spotlights.

Stairs to the first floor

Carpet

Bedroom 1 14' 0" x 12' 10" (4.26m x 3.91m)

Leaded light bay windows with "Ice White" Plantation shutters, radiator, spotlights, carpet, decorative coving.

En Suite

Double glazed window, under floor heating with tiled walls and floor, low level w.c., wash hand basin, walk in double shower, spotlights.

Bedroom 2 12' 10" x 10' 8" (3.91m x 3.25m)

Leaded light double glazed window, fitted wardrobes, radiator, carpet.

Bedroom 3 10' 8" x 7' 10" (3.25m x 2.39m)

Leaded light double glazed window, radiator, carpet.

Bathroom

Leaded light double glazed window, under floor heating, panelled bath, Burlington mixer tap and shower with matching head, dual bi folding shower screen to create a complete shower area, mini herringbone tiling, pedestal wash hand basin with mixer taps, low level wc, radiator with cabinet

Rear Garden 71' 0" x 24' 4" (21.62m x 7.41m)

Decked area, laid to lawn, summer house, rear access.

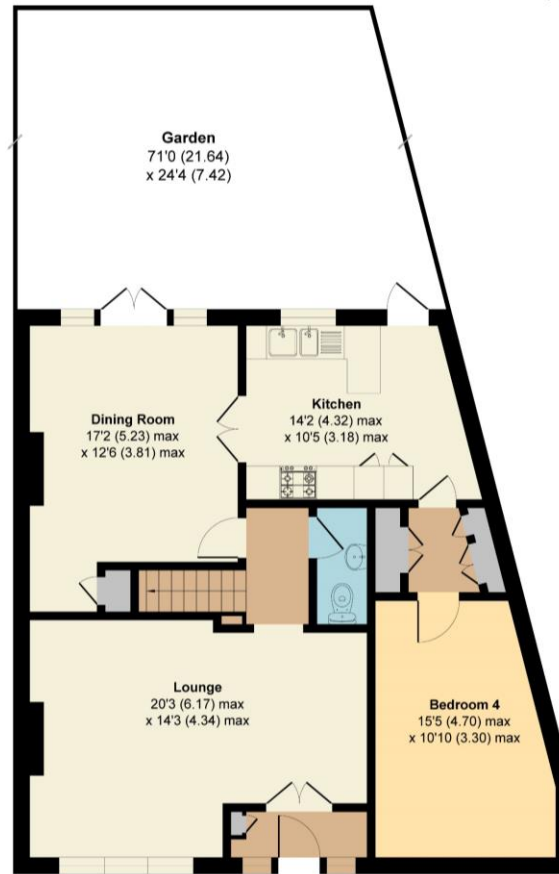
Front Driveway

Providing off road parking

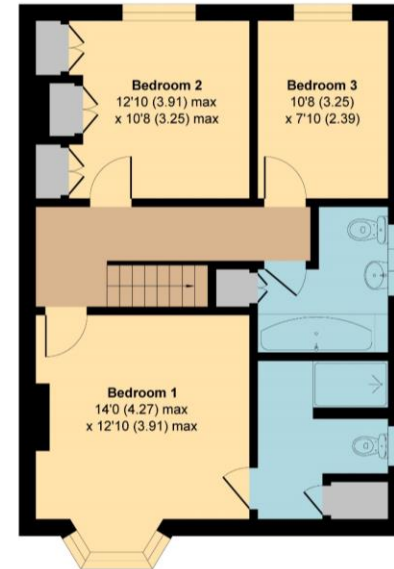




Approximate Area = 1552 sq ft / 144.1 sq m



GROUND FLOOR



FIRST FLOOR

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:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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