

## Brendon Road, New Eltham, SE9 3RP



- 1930s Semi Detached Residence
- Excellent Location
- 4 Bedrooms and 2 Receptions
- 2 Bathrooms

- Beautiful Garden
- Dulverton Catchment
- Excellent Condition
- Less than 10 minutes to New Eltham Mainline







**PRICE BAND BETWEEN £675,000 and £700,000**

Located in an excellent spot right in the heart of the **DULVERTON CATCHMENT** 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" plantation 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 **ENSUITE** 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, Plantation style 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.



### **Entrance Hall**

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

### **Lounge 20' 4" x 14' 5 (6.19m x 4.39m)**

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

### **Inner Hallway**

Radiator.

### **Ground Floor Cloakroom**

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

### **Dining Room 14' 0" x 12' 6 (4.27m x 3.82m)**

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

### **Kitchen 12' 0" x 10' 6 (3.65m x 3.19m)**

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, stainless steel single drainer sink unit with mixer taps and one and a half bowl, integrated dishwasher, built in oven and hob with stainless steel extractor hood, under unit lighting.

### **Utility Room 7' 0" x 4' 4" (2.13m x 1.32m)**

Plumbing for washing machine

### **Bedroom 4 15' 3" x 10' 8 (4.65m x 3.26m)**

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

### **Stairs to first floor**

### **Bedroom 1 13' 9"(into bay) x 12' 11(into recess)(4.20m x 3.93m)**

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

### **En Suite 9' 6" x 7' 11 (2.89m x 2.41m)**

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 10' 10" x 10' 9 (3.29m x 3.28m)**

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

### **Bedroom 3 10' 6" x 7' 11 (3.20m x 2.41m)**

Leaded light double glazed window, radiator, carpet.

### **Bathroom/wc 8' 4" x 7' 3 (2.54m x 2.20m)**

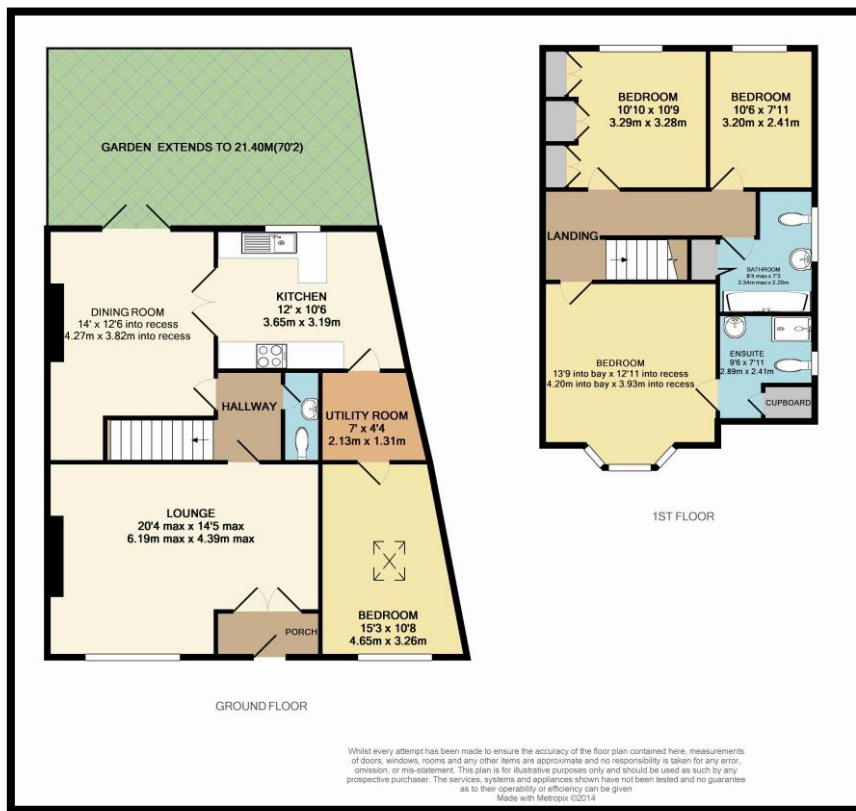
Leaded light double glazed window, under floor heating, panelled bath, pedestal wash hand basin, close coupled low level w.c, radiator with display cabinet, tiled walls, tiled floor, spotlights.

### **Garden 70 Feet**

Decked area, laid to lawn, timber built shed.

Drive Way to front





# New Eltham

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