



Price Band £475,000 to £495,000

Green Lane, New Eltham, SE9 2AF

**Chattertons**

EST 1893



## 3 Bedroom Terraced House

Price Band 475,000 to 495,000.

Estate agents sometimes refer to a property as like "Dr Who's Tardis" ... well this house is the ultimate tardis! This characterful terraced house is situated in a peaceful private location, and within easy walking distance of New Eltham railway station and local shops. The accommodation comprises three bedrooms, bathroom/WC, two reception rooms, kitchen and entrance hall. Pleasant rear garden with access to a communal field giving a green outlook from the house. The property has double glazed windows and gas fired central heating. Offered chain free with vacant possession.



**Characterful terraced house**  
**Peaceful, private location**  
**3 good sized bedrooms**  
**2 reception rooms**

**Pleasant rear garden**  
**Shared communal field**  
**Green outlook from the house!**  
**Chain free with vacant possession**

#### **Entrance Hall**

Solid wood entrance door. Radiator.

#### **Dining Room 11' 10" x 10' 2" (3.60m x 3.10m)**

Double glazed window to front. Laminate flooring. Radiator. Coved cornice.

#### **Lounge 14' 9" x 10' 10" (4.49m x 3.30m)**

Two double glazed windows to rear. Laminate flooring. Radiator. Coved cornice. Cupboard with Vaillant gas boiler.

#### **Kitchen 7' 10" x 7' 3" (2.39m x 2.21m)**

Double glazed door and window to rear. Base and wall cupboards, fitted worktop, inset sink with mixer taps. Plumbing for automatic washing machine. Low level cooker and gas hob. Tiled flooring.

#### **Landing**

Access to loft.

#### **Bedroom 1 16' 1" x 11' 2" (4.90m x 3.40m)**

Double glazed window to front. Radiator. Laminate flooring. Built in cupboard.

#### **Bedroom 2 11' 10" x 10' 10" (3.60m x 3.30m)**

Double glazed window to rear. Radiator. Laminate flooring. Fitted cupboards. Coved cornice.

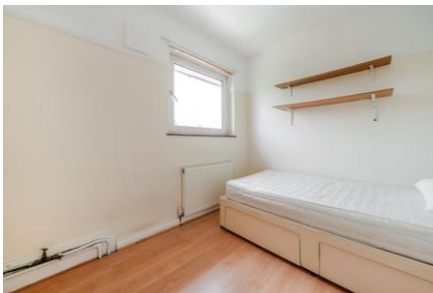
#### **Bedroom 3 9' 2" x 7' 10" (2.79m x 2.39m)**

Double glazed window to rear. Radiator. Laminate flooring.

#### **Bathroom**

Double glazed window to rear. Radiator/Towel rail. Mixer taps, shower, wash hand basin, Closed coupled WC suite. Coved cornice. Laminate flooring.





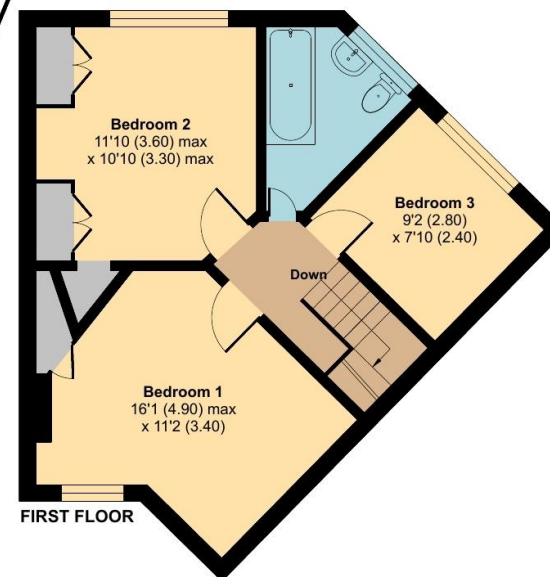
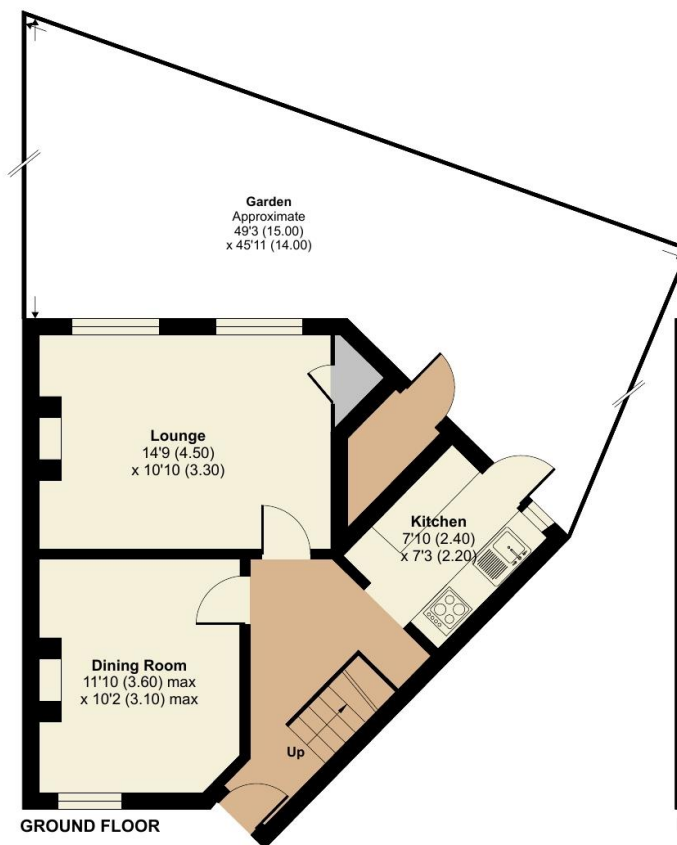
## Green Lane, London, SE9

Approximate Area = 903 sq ft / 83.8 sq m

Outbuilding = 16 sq ft / 1.4 sq m

Total = 919 sq ft / 85.2 sq m

For identification only - Not to scale



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](mailto:sales.neweltham@chattertons.org.uk)

# Chattertons

EST 1893