



£575,000

Avery Hill Road, New Eltham, SE9 2HB

Chattertons

EST 1893



Located in a great position close by to Avery Hill Park and also New Eltham town centre is this detached bungalow with beautiful rear garden. Bungalows are in short supply in the area and detached ones even more so. The property has gas central heating and double glazing but would benefit from updating, we have listed the property as 3 bedrooms as it could easily be used this way or as 2 bedroom and 2 reception. This could be a perfect property for retirement, but also has great potential for extension to the rear and even in to the loft, this would be subject to planning but other properties have already made these changes. The garden is not overlooked and is in excellent shape and the property further benefits from a garage and private driveway. Offered to the market chain free.





**Detached bungalow**  
**Beautiful garden**  
**Garage with driveway**  
**Chain free**  
**Potential for extension (stpp)**

**Entrance Hall**  
Carpet, radiator

**Rear Reception 11' 10" x 11' 10" (3.60m x 3.60m)**  
Double glazed french doors to the conservatory, double radiator

**Conservatory 12' 2" x 6' 11" (3.71m x 2.11m)**  
Tiled floor, doors to garden

**Kitchen 8' 6" x 7' 5" (2.59m x 2.26m)**  
Frosted double glazed window, wall and base units with laminated work surface, stainless steel single drainer sink unit with 1.5 bow and mixer taps, integrated oven and hob, tiled surround, vinyl floor covering, free standing fridge freezer

**Bedroom 1 13' 11" x 12' 7" (4.24m x 3.83m)**  
Double glazed bay window, radiator, carpet

**Bedroom 2 13' 4" x 10' 9" (4.06m x 3.27m)**  
Double glazed window, double radiator, carpet

**Gas central heating**  
**Double glazing**  
**Moments from Avery Hill Park**  
**Close to New Eltham centre**  
**Rarely available**

**Bedroom 3 10' 0" x 9' 10" (3.05m x 2.99m)**  
Double glazed window

**Shower Room**  
Frosted double glazed window, low level wc, shower with screen, wash hand basin, tiled walls and floor, chrome heated towel rail

**Rear Garden 96' 9" x 34' 5" (29.47m x 10.48m)**  
Beautiful garden backing on to sports field and so not overlooked, patio area and well kept lawn area with a great range of neatly tended plants, trees and shrubs, side access

**Garage 24' 7" x 10' 2" (7.49m x 3.10m)**  
Detached, replaced roof, light and power

**Driveway**  
To the front, which leads to the garage





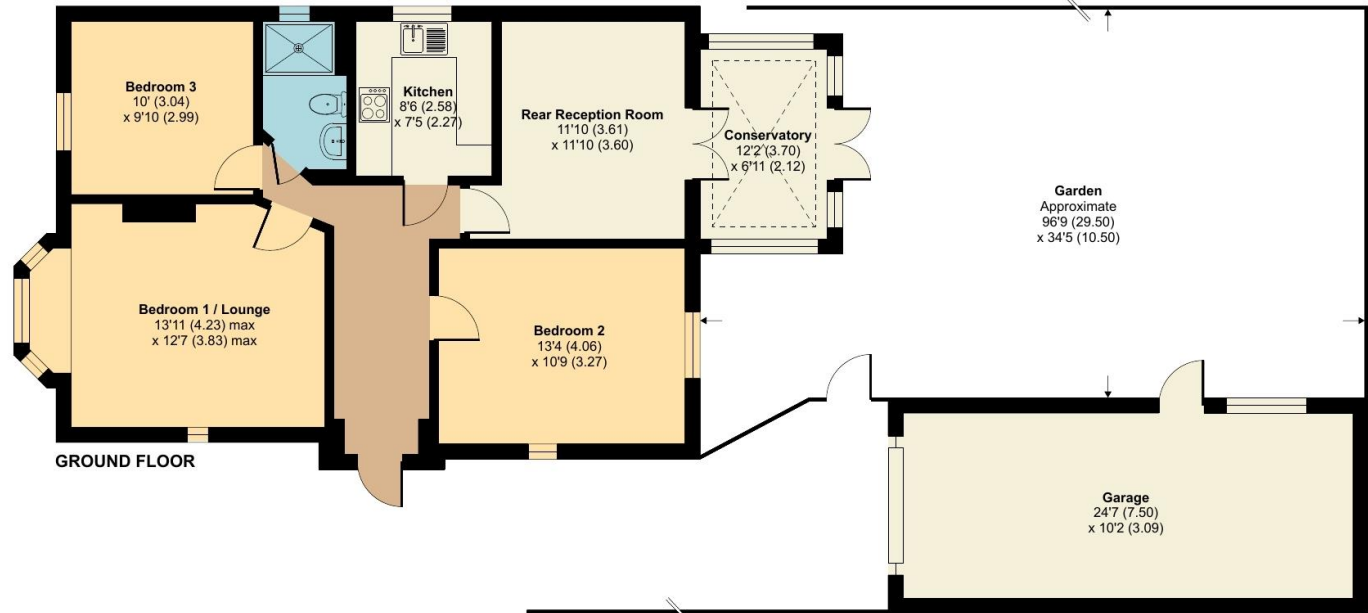
## Avery Hill Road, London, SE9

Approximate Area = 862 sq ft / 80 sq m

Garage = 249 sq ft / 23.1 sq m

Total = 1111 sq ft / 103.1 sq m

For identification only - Not to scale



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: 1300761

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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