



£699,995

Southwood Road, New Eltham, SE9 3QE

Chattertons

EST 1893

Situated right opposite Southwood Park and just a few minutes away from New Eltham mainline station is this beautiful period house at the end of a terraced of 3 properties. The current owners have loved living here and have made many changes and upgrades and the house is perfect for a commuting family, as the community spirit is fantastic along with easy zone 4 access into London and the city. The accommodation is generous including 2 large receptions, large kitchen diner with granite work surfaces, 3 very large double bedrooms and 2 bathrooms one on each floor. The garden is stunning with lawned area and patio along with a side patio with bare brick decorative and the Feng Shui is completed by the beautiful water feature. To the front is a private driveway providing parking for 2 cars side by side.



Right opposite Southwood Park
A few minutes walk to New Eltham mainline station
Beautiful period house
Excellent condition
3 proper double bedrooms

Entrance Porch

Entrance Hall

Radiator with display cabinet, laminate flooring

Lounge 13' 1" x 11' 8" (3.98m x 3.55m)

Double glazed bay window, fireplace with coal affect gas fire, radiator, carpet

Dining Room 17' 5" x 12' 1" (5.30m x 3.68m)

Fireplace with inset gas fire, double glazed french doors to the garden, carpet

Kitchen Diner 18' 4" x 10' 10" (5.58m x 3.30m)

Double glazed window, double glazed french doors to the outside, fitted wall and base units with granite work surface, space for american fridge freezer with plumbing, eye level integrated oven and microwave, integrated dishwasher, sink with 1.5 bowl and waste disposal with mixer taps, induction hob with extractor hood above, bare brick exposed chimney breast, tiled walls and floor, zoned led lighting

Inner Lobby

Recessed utility cupboard, with plumbing for washing machine and space for 2 stacked white goods, heated towel rail

Ground Floor Shower Room

2 frosted double glazed windows, shower, low level wc, wash hand basin with mixer taps, tiled walls and floor

Stairs to the first floor

Carpet

2 bathrooms
High ceilings
Stunning garden with water feature
Summer house
Side patio with bare brick decorative wall

Bedroom 2 15' 9" x 10' 10" (4.80m x 3.30m)

Dual aspect double glazed windows, radiator with display cabinet, built in wardrobes, carpet

Bathroom

Frosted double glazed window, free standing bath with mixer taps and shower, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls and floor, bathroom cabinet with secret recessed radio

Split Landing

Carpet, access to the loft

Bedroom 1 17' 5" x 14' 5" (5.30m x 4.39m)

Double glazed bay window and double glazed window, radiator, carpet, built in wardrobes and dresser

Bedroom 3 17' 5" x 14' 5" (5.30m x 4.39m)

Double glazed window, radiator, carpet

Rear Garden 52' 4" (15.9m)

Side patio with bare brick decorative wall, perfect for a morning cup of coffee, gates to main garden, quality patio area with beautiful water feature, lawned area with neat flower beds, path to the end of the garden, outside tap and sockets, side access

Summer House 16' 1" x 9' 10" (4.90m x 2.99m)

With light and power

Front Driveway

Providing off road parking for 2 cars





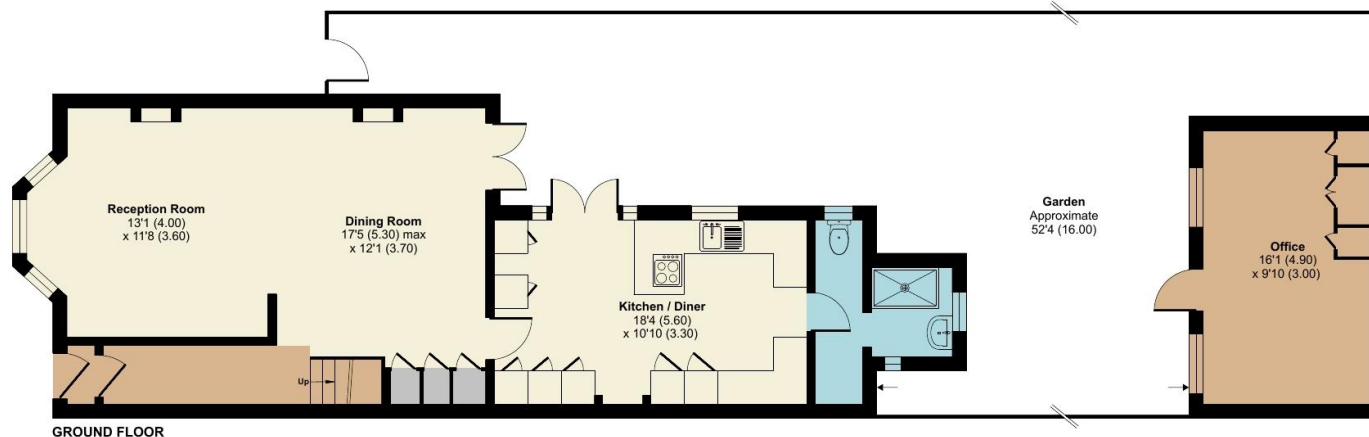
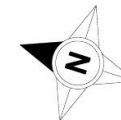
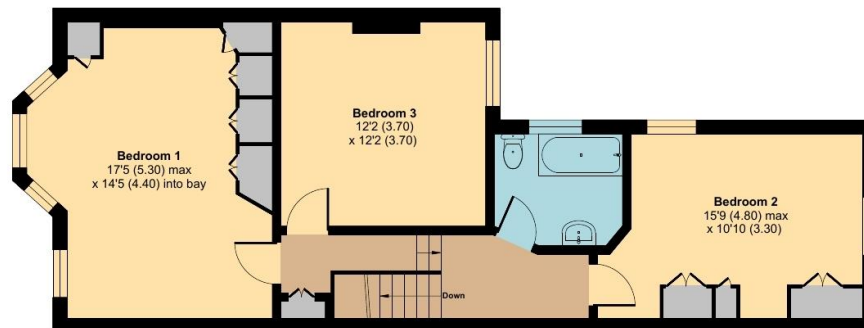
Southwood Road, London, SE9

Approximate Area = 1392 sq ft / 129.3 sq m

Outbuilding = 158 sq ft / 14.6 sq m

Total = 1550 sq ft / 143.9 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: 1303086

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