



£585,000

Crouch Croft, New Eltham, SE9 3HX

Chattertons

EST 1893

Located in a lovely residential road with beautiful garden backing on to an open green. This is a semi detached house with attached garage and private driveway and has been really well looked after over the years. It is likely that the buyer of this property will want to make changes and update and even extend which would certainly be easy to do, subject to planning, but it is so nicely presented it will be fine to move in and make changes over time. The accommodation includes 2 receptions, extended kitchen diner, ground floor cloakroom, 3 bedrooms and upstairs bathroom. The house has gas central heating and double glazing and is offered to the market chain free. The garden is a very large and features a mature range of plants shrubs and trees.



Lovely residential road
Semi detached house
Beautiful large garden
Attached garage with driveway
Extended kitchen

Entrance Porch

Entrance Hall

Laminate flooring, radiator

Lounge 11' 10" x 10' 10" (3.60m x 3.30m)

Double glazed bay window, radiator, oak flooring, fireplace

Dining Room 14' 9" x 10' 2" (4.49m x 3.10m)

Double glazed door to the outside with double glazed windows either side, double radiator, oak flooring

Kitchen Diner 15' 1" x 9' 2" (4.59m x 2.79m)

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, integrated oven and hob with extractor hood, integrated fridge freezer, radiator, vinyl floor covering

Ground Floor Cloakroom

Frosted double glazed window, low level wc, vinyl floor covering

Stairs to the first floor

Frosted double glazed window to the side, access to loft, carpet

Well cared for house
Chain free
3 bedrooms
Ground floor wc
Backing on to open green

Bedroom 1 11' 2" x 10' 10" (3.40m x 3.30m)

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

Bedroom 2 12' 6" x 9' 10" (3.81m x 2.99m)

Double glazed bay window, built in wardrobes, radiator, carpet

Bedroom 3 7' 10" x 6' 7" (2.39m x 2.01m)

Double glazed window, radiator, carpet

Shower Room

2 frosted double glazed windows, shower, low level wc, wash hand basin with vanity below, bidet, cupboard housing combi, radiator, tiled walls and floor, chrome heated towel rail

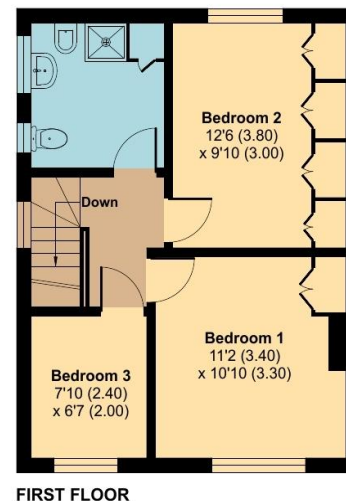
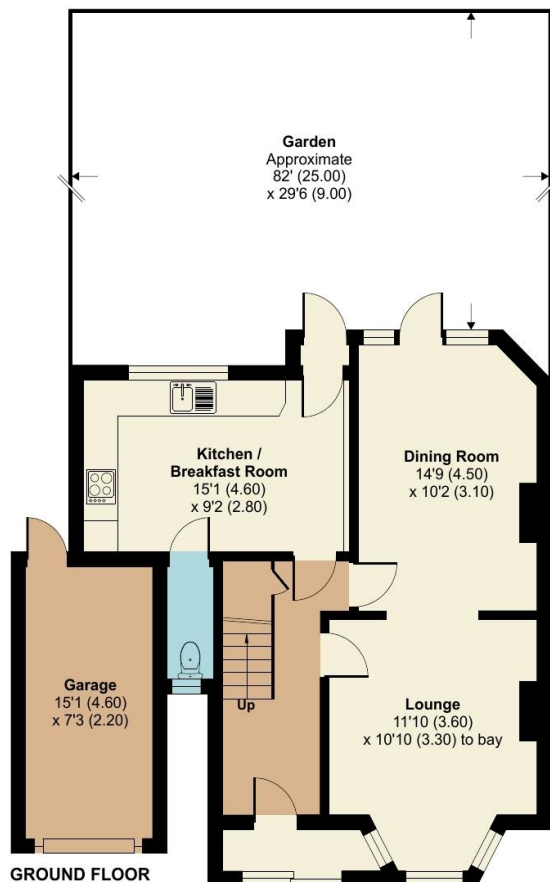
Rear Garden 82' 0" x 29' 6" (24.97m x 8.98m)

Beautifully maintained laid to lawn with mature plants, shrubs and trees backing on to open fields, outside tap and light, timber shed

Attached Garage 15' 1" x 7' 3" (4.59m x 2.21m)

With up and over door with private driveway





Crouch Croft, London, SE9

Approximate Area = 1025 sq ft / 95.2 sq m

Garage = 109 sq ft / 10.1 sq m

Total = 1134 sq ft / 105.3 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: 1305919

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:

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