



Guide Price £500,000

Footscray Road, New Eltham, SE9 2EH

Chattertons

EST 1893

This is a delightful period house with light and airy accommodation and with a beautiful south facing garden. The house is located in a central position literally moments from New Eltham mainline station and so with easy access into London and The City. The house has 3 good size bedrooms (the main one being huge), 2 bathrooms (one on each floor) along with a modern kitchen. The property is presented in immaculate condition, so the buyer will be able to move in, unpack and start living. On entering the house the feeling straight away is of space, undoubtedly helped by the high ceilings. This property has a special vibe.



Period house
3 good size bedrooms
2 bathrooms (one on each floor)
South facing garden
Moments from New Eltham mainline station

Lounge 14' 9" x 12' 6" (4.49m x 3.81m)

Double glazed window, tiled floor, open plan to dining room, under floor heating

Dining room 14' 6" x 11' 2" (4.42m x 3.40m)

Double glazed window, tiled floor, under stairs storage, under floor heating

Kitchen 12' 6" x 7' 7" (3.81m x 2.31m)

Double glazed tilt and turn window, door to the garden, fitted wall and base units with laminated work surface, enamel single drainer sink unit with mixer taps, gas hob with extractor hood, double oven, integrated fridge freezer, integrated dish washer, integrated wine cooler, tiled walls and floor, under floor heating

Ground floor shower room

Frosted double glazed window, large shower, low level wc, wash hand basin tiled walls and floor, cupboard housing boiler

Stairs to the first floor

Carpet, split landing

Immaculate condition
Great feeling of space
Modern kitchen
High ceilings
Local shops and bus routes a plenty

Bedroom 1 14' 9" x 12' 6" (4.49m x 3.81m)

2 double glazed windows, 2 radiators, feature wall with panelling, fitted wardrobes, carpet

Bedroom 2 12' 10" x 7' 7" (3.91m x 2.31m)

2 skylight windows, radiator, carpet

Ensuite

Duplex window and double glazed window to the rear, shower bath with contract black mixer taps and shower controls and screen with black detailing, low level wc, wash hand basin with contract black mixer taps and vanity below, tiled walls and floor

Bedroom 3 11' 10" x 9' 2" (3.60m x 2.79m)

Double glazed window, radiator, carpet

Rear garden 54' 9" x 16' 9" (16.68m x 5.10m)

South facing, decked area, high quality artificial grass, neat flower borders, outside tap and metal shed

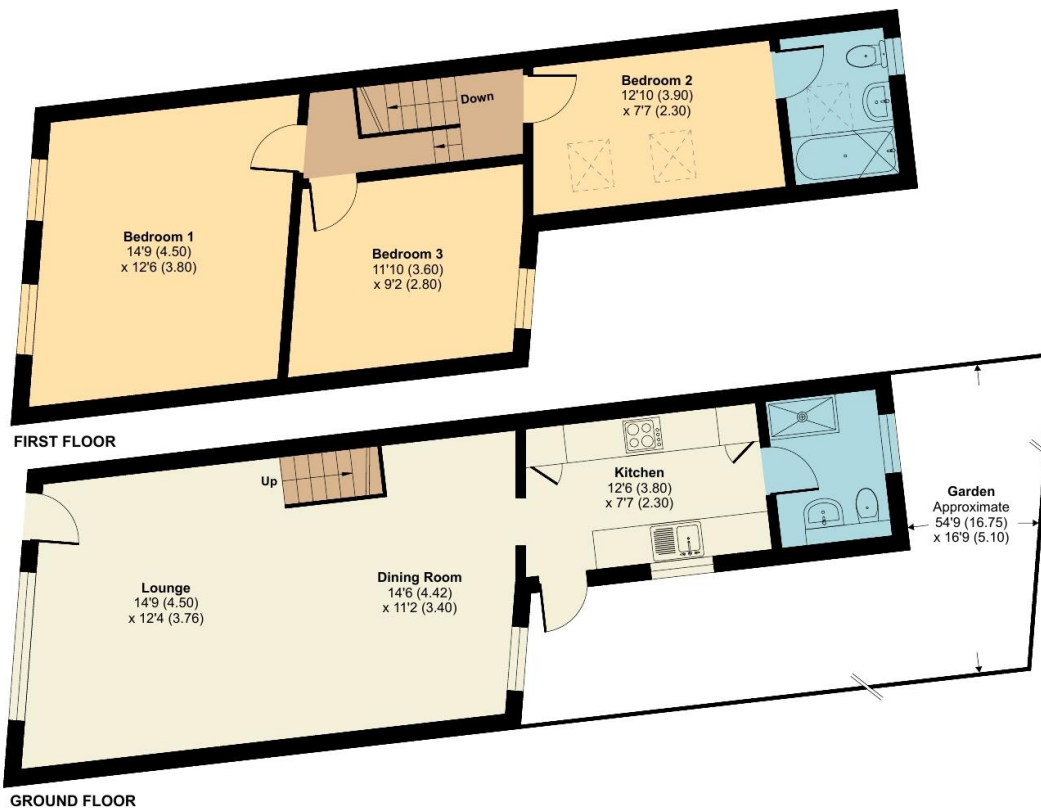




Footscray Road, London, SE9

Approximate Area = 998 sq ft / 92.7 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: 1314276

All dimensions are approximate and are quoted for guidance

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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