



£375,000

Clayfarm Road, New Eltham, SE9 3PS

Chattertons

EST 1893

Located in a lovely little side road less than 10 minutes to New Eltham mainline station is this first floor maisonette. The main feature of this property is space in abundance, the accommodation includes large lounge with bay, 2 large double bedrooms both with a bay, modern kitchen and bathroom with separate wc. Presented in excellent condition this would be a perfect first time buy, would also be a great buy to let investment and could also be good for someone looking to downsize.



Great little side road
Less than 10 minutes to New Eltham mainline station
2 large double bedrooms
Large lounge
Modern kitchen and bathroom

Private entrance
Stairs to the first floor

Hallway
Modern flooring, double glazed window, access to loft, radiator

Lounge 14' 4" x 13' 3" (4.37m x 4.04m)
Double glazed bay window, double radiator, carpet

Kitchen 13' 4" x 7' 7" (4.06m x 2.31m)
Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, built in oven and gas hob with extractor hood, side by side integrated fridge and freezer, integrated dishwasher, small larder cupboard, boiler

Own garden
Excellent condition
Separate wc
Great feeling of space
Royal borough of Greenwich

Bedroom 1 14' 4" x 12' 10" (4.37m x 3.91m)
Double glazed bay window, radiator, carpet

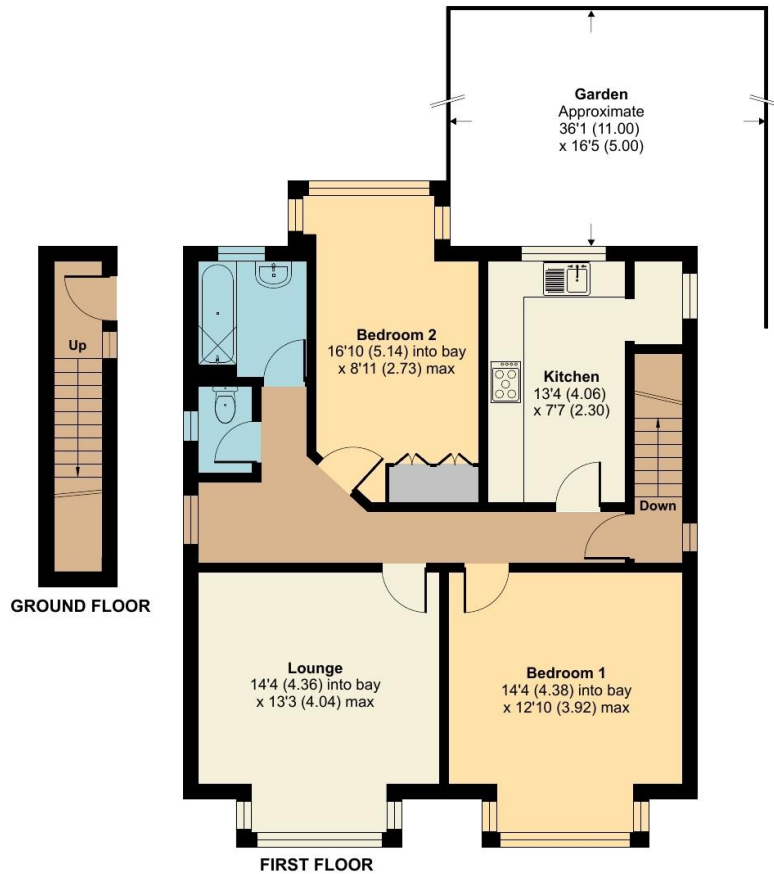
Bedroom 2 16' 10" x 8' 11" (5.13m x 2.72m)
Double glazed bay window, radiator, carpet

Bathroom
Frosted double glazed window, panelled bath with mixer taps and shower attachment and screen, wall hung wash hand basin with vanity below and mixer taps, tiled walls and floor, chrome heated towel rail

Separate WC
Frosted double glazed window, low level wc, tiled floor, chrome heated towel rail

Rear Garden 36' 1" x 16' 5" (10.99m x 5.00m)
Laid to lawn with patio





Clayfarm Road, London, SE9

Approximate Area = 876 sq ft / 81.3 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: 1321399

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

Chattertons

EST 1893