



£525,000

Tiverton Drive, New Eltham, SE9 2BY

Chattertons

EST 1893

Situated in a lovely quiet road but a very short walk to New Eltham mainline station and also very close by to easy access into Avery Hill Park. This is great house which has been really well looked after by the current owner and could be an ideal first time buy. The accommodation includes on the ground floor, lounge, separate dining room which is then open plan to the kitchen, conservatory and ground floor wc. On the first floor are 3 bedrooms and bathroom. The property has a large loft which could be extended into and whilst this would be subject to planning other houses in the road have already done it so should not be a problem. To the front is a 2 car side by side driveway and to the rear is a pleasant garden with large garage which would be perfect for conversion into a gym, work from home space or hobby room as it has power and multiple power points.



Quiet road
Very short walk to New Eltham mainline station
Large garage perfect for living space conversion
2 car side by side driveway
Pleasant garden

Entrance Porch
Tiled floor

Entrance Hall
Double radiator, oak flooring

Lounge 15' 1" x 9' 10" (4.59m x 2.99m)
Double glazed window, oak flooring, fireplace, double doors to dining area which is then open plan to the kitchen

Kitchen Diner 16' 1" x 11' 2" (4.90m x 3.40m)
Double glazed window, fitted wall and base units with wood block work surface, stainless steel single drainer sink unit with mixer taps and 1.5 bowl, plumbing for washing machine, space for rangemaster style oven, extractor hood, cupboard housing combi boiler, space for dining table, door to conservatory, oak flooring

Conservatory 10' 8" x 7' 3" (3.25m x 2.21m)
Double glazed door to the garden, tiled floor

Ground Floor Cloakroom
Low level wc, wash hand basin, tiled walls

Ground floor wc
Upstairs bathroom
3 bedrooms
Modern kitchen diner
Very well cared for house

Stairs to the first floor
Access to the loft, carpet

Bedroom 1 14' 1" x 9' 6" (4.29m x 2.89m)
Double glazed window, double radiator, carpet, large wardrobe

Bedroom 2 11' 2" x 9' 6" (3.40m x 2.89m)
Double glazed window, radiator, carpet

Bedroom 3 11' 2" x 6' 3" (3.40m x 1.90m)
Double glazed window, radiator, carpet

Bathroom
Frosted double glazed window, paneled bath, pedestal wash hand basin, low level wc, shower cubicle, heated towel rail, tiled walls, vinyl floor covering

Garden 36' 1" x 17' 1" (10.99m x 5.20m)
Laid to lawn, patio area, and composite decked area, outside tap

Garage 19' 0" x 15' 5" (5.79m x 4.70m)
Large garage with up and over door, with light and power and rear access

Front Driveway
Parking for 2 cars side by side, block paving





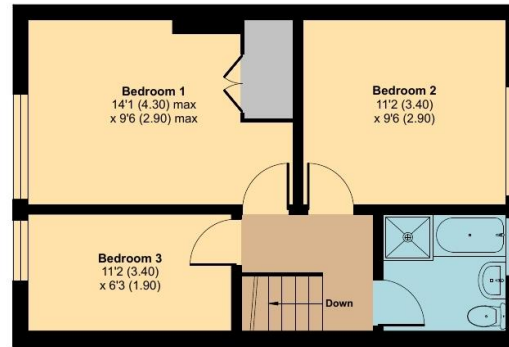
Tiverton Drive, London, SE9

Approximate Area = 946 sq ft / 87.8 sq m

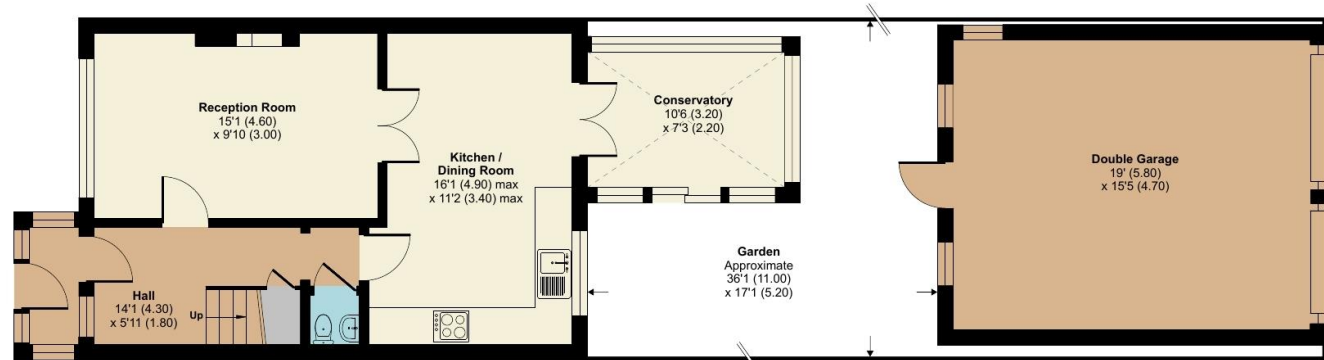
Garage = 293 sq ft / 27.2 sq m

Total = 1239 sq ft / 115 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Chattertons Estate Agents Ltd. REF: 1319139

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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