



Offers inxs of £500,000

Gerda Road, New Eltham, SE9 3SW

Chattertons

EST 1893

Located in a popular little road which is a 5 minute walk to New Eltham mainline station and even close to a great local park. This is a terraced house but once inside feels more like a semi detached house and with 1236 square feet of space is perfect for a family. The entrance and landing are spacious divided by a half turn stairway. The accommodation includes 2 generous reception rooms, 3 good size bedrooms the first 2 being double, upgraded first floor bathroom with separate wc and good size kitchen. The property has gas central heating and double glazing. To the rear is a lovely garden with newly laid deck and easy maintain artificial grass. The property is offered chain free.



Great little road
5 minutes to New Eltham mainline station
Feels like a semi detached house
2 generous receptions
3 bedrooms

Entrance hall

Laminated flooring, radiator, under stairs storage cupboard

Lounge 16' 5" x 14' 1" (5.00m x 4.29m)

Double glazed bay window, radiator, laminate flooring

Dining room 15' 9" x 11' 10" (4.80m x 3.60m)

Double glazed french doors, radiator, laminate flooring

Kitchen 12' 6" x 11' 2" (3.81m x 3.40m)

Double glazed window, door to the garden, fitted wall and base units with work surface, stainless steel single drainer sink unit with mixer taps, integrated oven and hob with extractor hood, tiled walls, laminated flooring

Stairs to the first floor

Access to loft

Close to local park
Gas central heating and double glazing
Garden with new deck
Artificial grass in the rear garden
Chain free

Bedroom 1 16' 9" x 11' 6" (5.10m x 3.50m)

Double glazed bay window, radiator, laminate flooring

Bedroom 2 13' 1" x 11' 6" (3.98m x 3.50m)

Double glazed window, integrated wardrobes, radiator, laminate flooring

Bedroom 3 9' 2" x 8' 6" (2.79m x 2.59m)

Double glazed window, radiator, laminate flooring

Bathroom

Frosted double glazed window, free standing bath, wash hand basin, radiator, tiled walls and floor

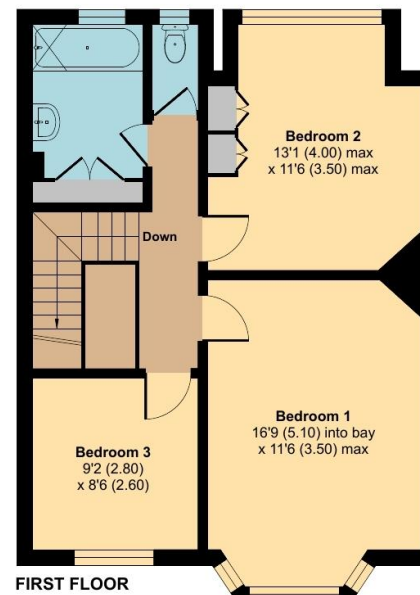
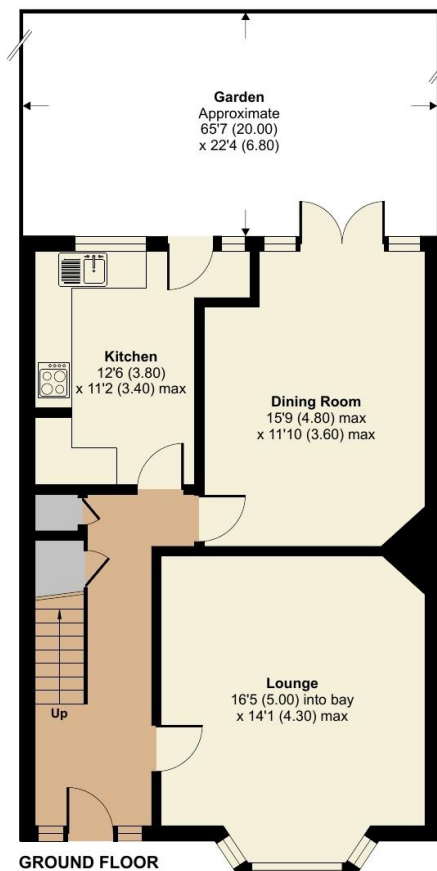
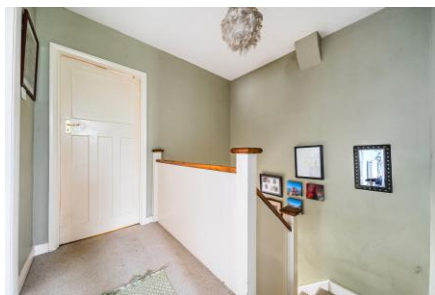
Separate WC

Frosted double glazed window, low level wc, tiled floor

Rear garden 65' 7" x 22' 4" (19.97m x 6.80m)

Decked area and artificial grass, trees and plants





Gerda Road, London, SE9

Approximate Area = 1236 sq ft / 114.8 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: 1342872

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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