



Offers inxs of £300,000

Petersham Gardens, St Pauls Cray, BR5 2QA

Chattertons

EST 1893

This is a lovely end of terraced house set within a cul de sac and at the end of a terrace featuring a good size rear garden and generous frontage. The accommodation is nicely laid out separated by a lovely switchback stairway and includes good size lounge with fireplace, large kitchen, 2 double bedrooms and first floor bathroom and separate wc. Presented in lovely condition with gas central heating, this could be a perfect first time buy or buy to let investment. Right on the doorstep is the huge open expanse of Hoblingwell wood recreation ground. Chain free



Cul de sac location
Freehold house
Excellent condition
2 double bedrooms
Lovely switchback stairway

Entrance hall

Wood flooring, under stairs storage cupboard, radiator

Lounge 13' 0" x 12' 4" (3.96m x 3.76m)

Double glazed window, fireplace, wood flooring, radiator

Kitchen 19' 2" x 8' 4" (5.84m x 2.54m)

Double glazed window, fitted wall and base units with laminated work surface, stainless steel single drainer sink unit with mixer taps, rangemaster oven with extractor hood, plumbing for dishwasher, sink with mixer taps, tiled floor

Stairs to the first floor

Switchback stairway, double glazed window to the front and side, access to the loft, radiator, carpet

Good size rear garden and generous front
Right next to Hoblingwell recreation ground
Great first time buy
Perfect buy to let investment
Chain free

Bedroom 1 13' 0" x 12' 5" (3.96m x 3.78m)

Double glazed window, radiator, built in wardrobe, carpet

Bedroom 2 13' 0" x 8' 7" (3.96m x 2.61m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, shower bath with mixer taps, shower and screen. wall hung wash hand basin with mixer taps, chrome heated towel rail tiled walls and extractor fan

Separate WC

Frosted double glazed window, low level wc, wall hung wash hand basin, extractor fan

Rear garden 55' 3" x 20' 10" (16.83m x 6.35m)

Side access, patio and laid to lawn

Front garden 32' 5" x 19' 7" (9.87m x 5.96m)

Generous front garden

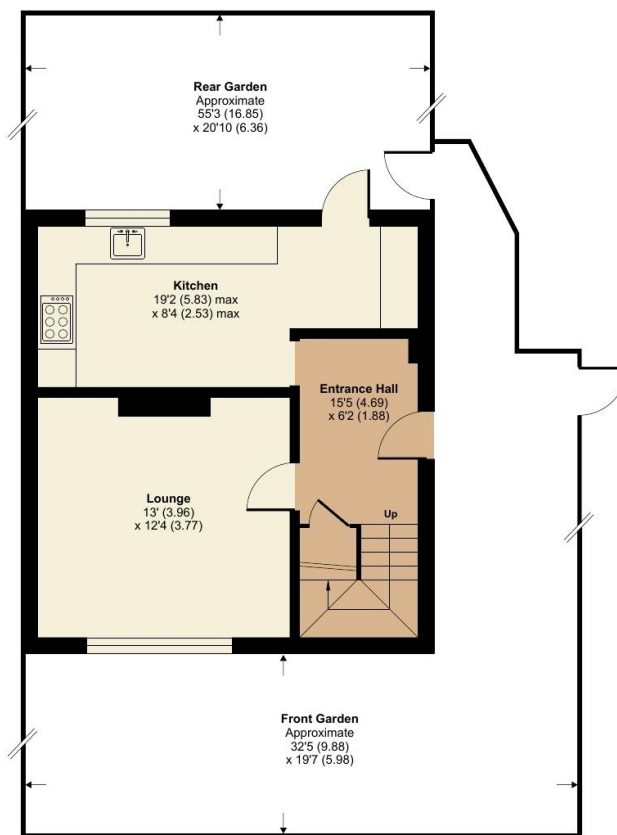




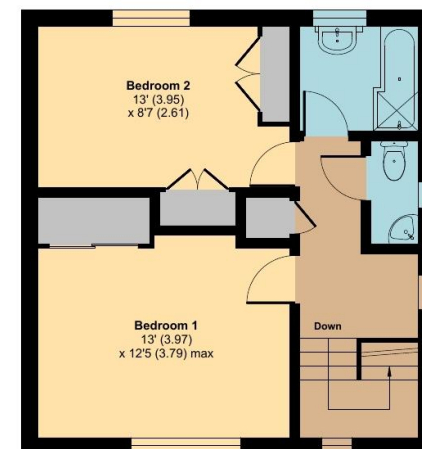
Petersham Gardens, Orpington, BR5

Approximate Area = 828 sq ft / 76.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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: 1361991

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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