



Guide Price £375,000

Avery Hill Road, New Eltham, SE9 2EX

Chattertons

EST 1893

This is a charming period house with bare brick exterior and is a great project needing complete renovation and updating to return it to its former glory. Located moments from Avery Hill park and 12 minute walk to New Eltham mainline station, this freehold house could be a perfect first time buy. The accommodation includes 2 receptions, 2 bedrooms, kitchen and first floor bathroom. The house does have gas central heating and double glazing and apart from that this is a roll up your sleeves opportunity where the property can be a great little home. The rear garden is nice and not overlooked to the back. The property is offered chain free.



Charming period house
Bare brick exterior
Double glazing
Gas central heating
Great project

Entrance hall
Radiator

Lounge 10' 5" x 8' 9" (3.17m x 2.66m)
Double glazed window

Dining room 11' 8" x 9' 6" (3.55m x 2.89m)
Double glazed window, radiator, carpet

Kitchen 10' 11" x 6' 6" (3.32m x 1.98m)
Double glazed window, wall and base units with work surface, stainless steel single drainer sink unit, plumbing for washing machine, cooker point, tiled walls, vinyl floor covering

Stairs to the first floor

Needs complete renovation
Great first time buy
Right next to Avery Hill park
Chain free
Nice outlook to the rear

Bedroom 1 11' 8" x 9' 6" (3.55m x 2.89m)
Double glazed window, double radiator, carpet, door to bathroom

Bathroom
Frosted double glazed window, panelled bath, low level wc, pedestal wash hand basin, combi boiler

Bedroom 2 11' 9" x 10' 6" (3.58m x 3.20m)
Double glazed window, double radiator, carpet

Rear patio 17' 3" x 7' 11" (5.25m x 2.41m)
Patio area, outside tap, side access

Rear garden 40' 8" x 15' 5" (12.39m x 4.70m)
Laid to lawn





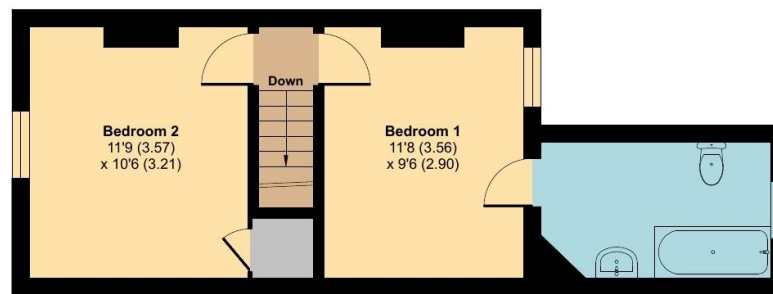
Avery Hill Road, London, SE9

Approximate Area = 716 sq ft / 66.5 sq m

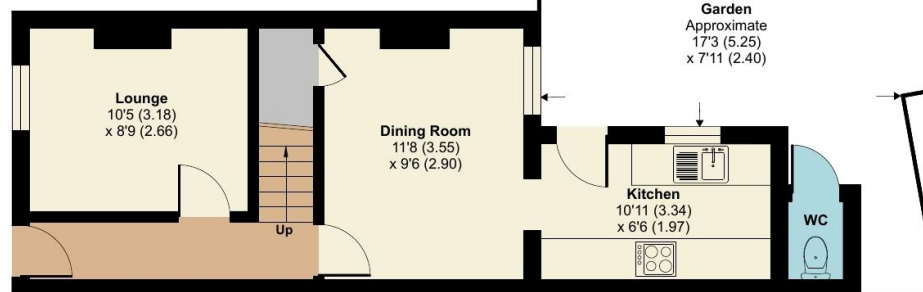
Outbuilding = 10 sq ft / 0.9 sq m

Total = 726 sq ft / 67.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Garden
Approximate
40'8 (12.40)
x 15'5 (4.70)

Garden
Approximate
17'3 (5.25)
x 7'11 (2.40)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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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