



£675,000

Avery Hill Road, New Eltham, SE9 2EX

Chattertons

EST 1893

This is a detached 1930s house located a moment away from Avery Hill park and 10 minute walk to New Eltham mainline station. The accommodation includes 3 good size bedrooms and 2 bathrooms one on the ground floor and one on the first floor along with an extended kitchen, 2 receptions and conservatory. The property also has a garage with driveway and beautifully secluded garden with some lovely mature trees. Presented in nice condition and with fantastic potential for extension which of course will be subject to planning. Detached houses are in short supply in the area making this a perfect family home.



Detached 1930s house
3 good size bedrooms
2 bathrooms
Garage and driveway
Secluded garden

Entrance porch

Entrance hall

Oak flooring, radiator with decorative cover

Lounge 15' 4" x 12' 6" (4.67m x 3.81m)

Double glazed bay window, radiator with decorative cover, fireplace with log burner, carpet

Dining room 13' 5" x 11' 0" (4.09m x 3.35m)

Fitted book shelves, radiator with decorative cover

Conservatory 12' 4" x 9' 7" (3.76m x 2.92m)

Double glazed doors to the garden, radiator

Kitchen diner 13' 7" x 13' 1" (4.14m x 3.98m)

Skylight window, double glazed window to the rear, fitted wall and base units, stainless steel single drainer sink unit with mixer taps, integrated dish washer, gas hob with extractor hood, double oven, under counter fridge, under counter freezer, tiled walls

Ground floor shower room

Skylight window, shower, wash hand basin with mixer taps, low level wc, cupboard housing combi boiler, tiled walls

Stairs to the first floor

Frosted double glazed window to side, access to loft, airing cupboard

Moments from Avery Hill Park
10 minutes to New Eltham mainline station
Fantastic potential for extension stpp
Conservatory
Great family space

Bedroom 1 15' 3" x 11' 0" (4.64m x 3.35m)

Double glazed bay window, radiator, carpet

Bedroom 2 13' 5" x 11' 0" (4.09m x 3.35m)

Double glazed window, built in wardrobes, radiator, carpet

Bedroom 3 10' 11" x 7' 5" (3.32m x 2.26m)

Double glazed window, built in wardrobes, radiator, book shelving

Bathroom 9' 1" x 7' 4" (2.77m x 2.23m)

Frosted double glazed window, panelled bath, shower cubicle, low level wc, wash hand basin with vanity below, double radiator, chrome heated towel rail

Rear garden 61' 4" x 57' 5" (18.68m x 17.49m)

Laid to lawn, secluded, mature plants, trees and shrubs

Garage 22' 4" x 9' 10" (6.80m x 2.99m)

With plumbing and space for washing machine

Driveway

Providing off road parking





Avery Hill Road, London, SE9

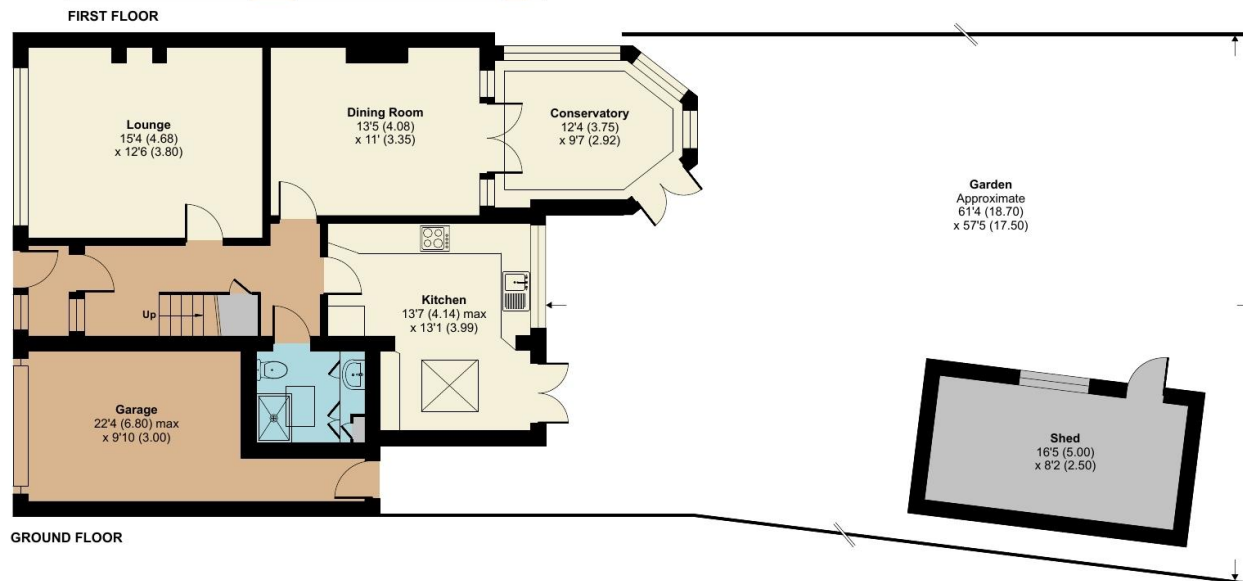
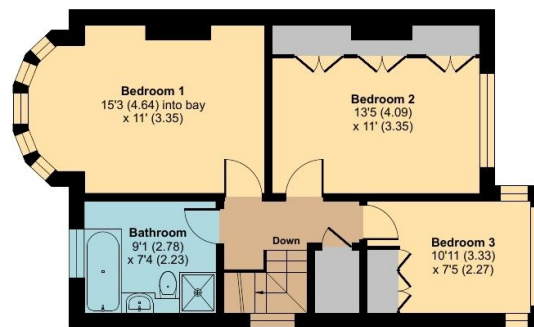
Approximate Area = 1362 sq ft / 126.5 sq m

Garage = 160 sq ft / 14.9 sq m

Outbuilding = 135 sq ft / 12.5 sq m

Total = 1657 sq ft / 153.9 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: 1376392

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