



£375,000

Colyer Close, New Eltham, SE9 3QG

Chattertons

EST 1893

At the end of a very popular cul de sac with lovely unobstructed outlook to the rear is this first floor maisonette with garden and garage. The property is offered in immaculate condition featuring a large lounge, separate very modern kitchen with breakfast bar, 2 double bedrooms both with fitted wardrobes, modern shower room and boarded loft with ladder. The maisonette comes with a lease of 115 years and 100 per annum ground rent and has gas central heating, double glazing and decorated in light neutral colours. Located less than 10 minutes to New Eltham mainline station which offers zone 4 access into London and The City. This would make for a great first time buy, but could also be great for someone looking to downsize. Move in, unpack and start living.



Very popular cul de sac
Immaculate condition
First floor maisonette
2 double bedrooms both with wardrobes
Large lounge

Private entrance

Stairs to the first floor, carpet, double glazed window to the side, access to mainly boarded loft with light and ladder

Lounge 16' 5" x 12' 5" (5.00m x 3.78m)

Double glazed window, radiator, fitted shelves, carpet

Kitchen 10' 2" x 9' 2" (3.10m x 2.79m)

Dual aspect double glazed windows, fitted wall and base units with work surface, sink unit with mixer taps, eye level oven and separate microwave, 4 ring gas hob with extractor hood, larder cupboard, integrated fridge freezer, cupboard housing combi boiler, breakfast bar, tiled walls, radiator, plumbing for washing machine

Modern kitchen with breakfast bar
Modern shower room
Private secluded rear garden
Garage en bloc
Less than 10 minutes to New Eltham mainline station

Bedroom 1 14' 3" x 10' 0" (4.34m x 3.05m)

Double glazed window, radiator, fitted wardrobes, carpet

Bedroom 2 11' 8" x 8' 0" (3.55m x 2.44m)

Double glazed window, fitted wardrobe, radiator, carpet

Shower room

Frosted double glazed window, shower cubicle, low level wc, wash hand basin with vanity and mixer taps, tiled walls and floor, under floor heating

Rear garden 22' 7" x 19' 5" (6.88m x 5.91m)

Laid to lawn with flower borders, patio area and shed.

Garage en bloc 16' 4" x 7' 7" (4.97m x 2.31m)

With up and over door





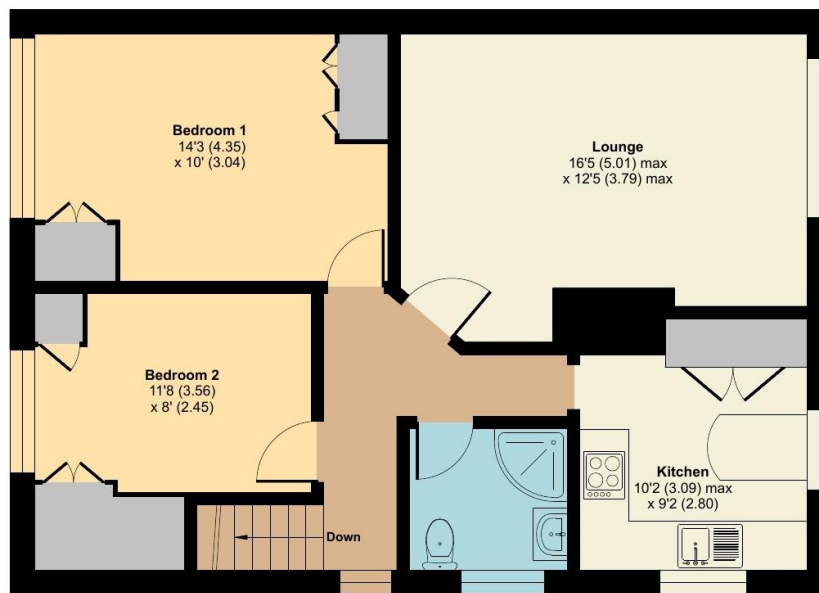
Colyer Close, London, SE9

Approximate Area = 720 sq ft / 66.9 sq m

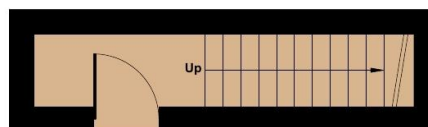
Garage = 125 sq ft / 11.6 sq m

Total = 845 sq ft / 78.5 sq m

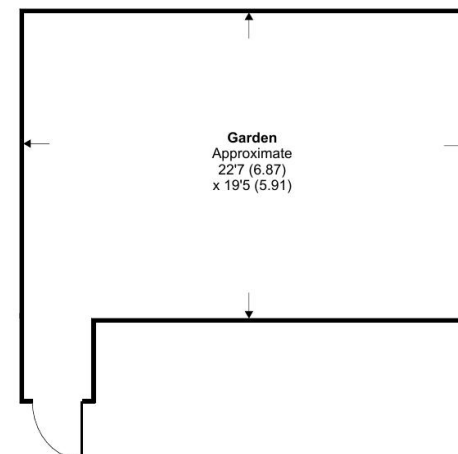
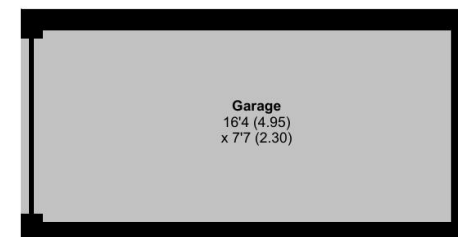
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FIRST FLOOR



GROUND 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: 1375951

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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