

Guide Price £575,000

Avery Hill Road, New Eltham, SE9 2HB



Est. 1893

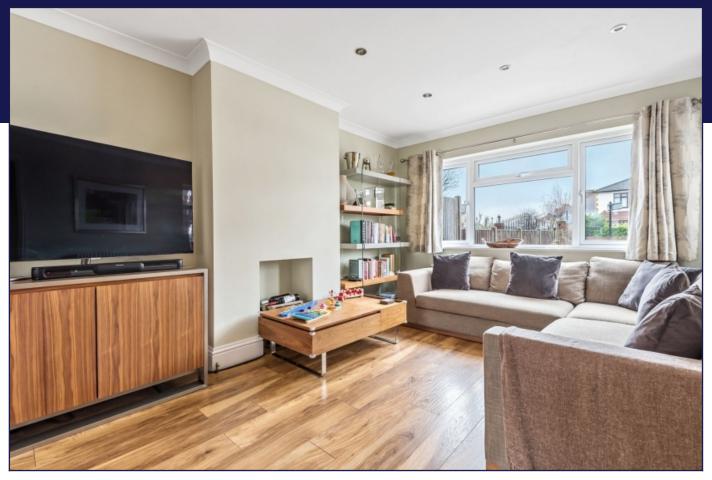
3 Bed Semi Detached House

Presented to the market in IMMACULATE CONDITION is this SEMI DETACHED HOUSE with GARAGE to the side and GENEROUS FRONTAGE with PRIVATE DRIVEWAY.

Featuring LARGER THAN AVERAGE ROOM SIZES with MODERN OPEN PLAN LIVING downstairs with a HIGH END KITCHEN and BATHROOM complimented by LIGHT NEUTRAL DÉCOR with matching CONTEMPORARY FLOORING and DOORS.

The REAR GARDEN is presented nicely and has a LARGE LAWN and patio area. Located within 10 MINUTES on foot from NEW ELTHAM MAINLINE STATION which offers FAST and FREQUENT access into LONDON and THE CITY.

We are so pleased to be able to offer this LOVELY HOUSE and expect a brilliant response.









- Semi detached house
- Immaculate condition
- Generous frontage
- Private driveway

- Garage
- Larger than average
- Modern open plan living
- High end kitchen and bathroom

Double Glazed Entrance Porch

Spacious Entrance Hall Laminate flooring, column radiator.

Lounge15' 0" x 11' 1" (4.57m x 3.07m) Double glazed window to front, column radiator, laminate flooring. Open plan to Kitchen ...

Kitchen / Diner 19' 9'' x 10' 10'' (5.92m x 3.30m)

Double glazed french doors to garden, column radiator, high gloss wall and base units with granite work surface, 2 AEG ovens, large induction hob with extractor hood, breakfast bar, integrated dishwasher, integrated washing machine, sink with 1.5 bowl and mixer taps, large larder cupboard.

Stairs to First Floor

Double glazed window, access to boarded loft.

Bedroom 115' 0" x 11' 2" (4.57m x 3.40m)

Double glazed window, column radiator, carpet.

Bedroom 2 11' 2" x 10' 10" (3.40m x 3.30m) Double glazed window, column radiator, carpet.

Bedroom 3 8' 6'' x 8' 0'' (2.59m x 2.44m) Dual aspect double glazed windows, column radiator, carpet.

Bathroom / W.C

Frosted double glazed windows, panelled bath with mixer taps, shower attachment and glass shower screen, low level w.c, large wash hand basin with mixer taps, chrome heated towel rail, cupboard housing combi boiler.

Large Frontage Large driveway leading to a detached garage.

Rear Garden Laid to lawn with patio area.













Avery Hill Road, London, SE9

APPROX. GROSS INTERNAL FLOOR AREA 1109 SQ FT 103. SQ METRES (INCLUDES GARAGE)



White every starter than been made to ensure the accuracy of the floor plan contained here, measurements of does, windows a norma was apportant and so measurements by lateline for any encourse on the starter Theme plane and to measurements purposes only as defined by RCIS Code of Measurement Practice and the start be used as such by any properties purposes. Specification of a starter is given on the visit objace board of the propert of custors of this plan. Any floar purposes are starter in the starter of any and starter and the starter of the specific of custors. The starter of t

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.

New Eltham, 020 8859 4000

405 Footscray Road, New Eltham SE9 3UL sales.neweltham@chattertons.org.uk

Chattertons Est. 1893