



Guide Price £575,000

Avery Hill Road, New Eltham, SE9 2HB

Chattertons

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

Double Glazed Entrance Porch

Spacious Entrance Hall

Laminate flooring, column radiator.

Lounge 15' 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 11' 5" x 11' 2" (4.57m x 3.40m)

Double glazed window, column radiator, carpet.

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

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)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.

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