



Price Band £550,000 to £575,000

Sparrows Lane, New Eltham, SE9 2BT

**Chattertons**

EST 1893



# Extended family home

Located in a really popular road less than 10 minute from New Eltham mainline station is this family home with ground floor extension. The accommodation includes an open plan kitchen diner with sliding doors and lantern roof, separate lounge, 3 bedrooms, modern upstairs bathroom and ground floor cloakroom. The house is very modern throughout and would be perfect for someone looking to move in without having to do any work. To the front is a driveway with parking for 2 cars side by side and the rear garden backs on to a private sports field.



**Great location**

Backing on to private sports field

Lovely ground floor extension

Kitchen Diner with sliding doors and lantern roof

Ground floor cloakroom

**Double glazed Entrance Porch****Entrance Hall**

Radiator, laminate flooring

**Lounge 12' 6" x 10' 6" (3.81m x 3.20m)**

Double bay glazed with shutters, radiator with cabinet, fireplace surround, carpet

**Kitchen Diner 22' 0" x 16' 1" (6.70m x 4.90m)**

Double glazed sliding doors to the rear, lantern roof, built in wall and base units with granite work surface, 2 neff ovens and gas hob with extractor, island also finished with granite work surface inset sink with mixer taps, integrated dishwasher, laminate flooring

**Ground Floor Cloakroom**

Low level wc, wash hand basin with vanity and mixer taps, tiled walls and laminate flooring

**Stairs to the first floor**

Access to loft, carpet

**3 bedrooms**

Modern first floor bathroom

10 minute walk to New Eltham mainline station

Quick easy access to Avery Hill Park

Great first time buy

**Bedroom 1 13' 1" x 10' 2" (3.98m x 3.10m)**

Double glazed bay window with shutters, radiator with cabinet, built in wardrobes, laminate flooring

**Bedroom 2 12' 6" x 10' 6" (3.81m x 3.20m)**

Double glazed window with shutters, radiator, carpet

**Bedroom 3 8' 6" x 5' 11" (2.59m x 1.80m)**

Double glazed window with shutters, radiator, carpet

**Bathroom**

2 frosted double glazed windows, shower bath with shower screen and shower controls, low level wc, wash hand basin with mixer taps and storage below, chrome heated towel rail, tiled walls and floor

**Rear Garden 32' 10" x 16' 5" (10.00m x 5.00m)**

Laid to lawn with decked area, rear access, backing on to private sports fields

**Front Driveway**

Parking for 2 cars side by side

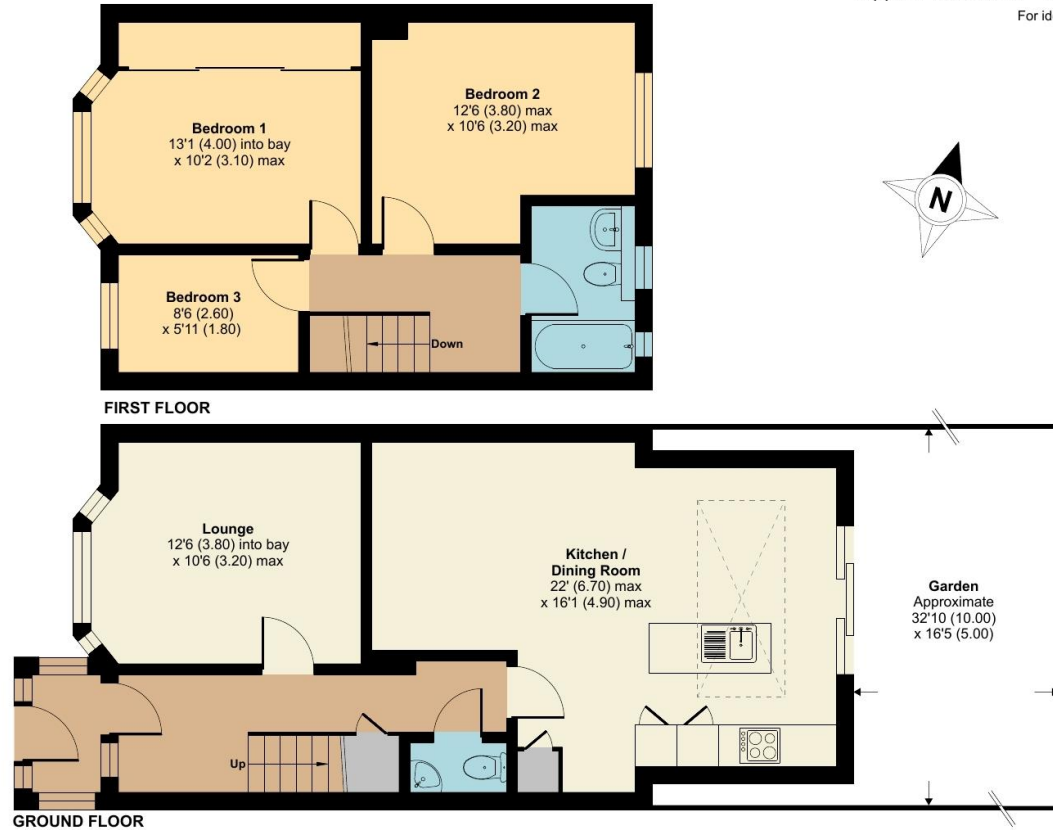




## Sparrows Lane, London, SE9

Approximate Area = 985 sq ft / 91.5 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: 1234005

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