



Felhampton Road, London, SE9 3NT

**Asking Price £637,500**

Welcoming to the market this beautifully presented THREE bedroom semi detached family home in a sought after location. Internally the property is arranged to provide: A reception room, dining room which is currently open plan to an open plan kitchen with integrated appliances, to the first floor there are THREE well proportioned bedrooms and bathroom with four piece suite. To the side of property is a sizeable garage with power and light and access through to the rear garden. Located 0.7 miles from New Eltham mainline train station which offers a fast and frequent service to London Bridge, Waterloo East and Charing Cross London Termini. Situated within walking distance of both Edgebury and Montbelle primary schools. Viewings strictly by appointment only. EPC rating D. Council tax Greenwich band E.



## ENTRANCE PORCH



Double glazed entrance door with double glazed units to either side, tiled flooring.

## ENTRANCE HALL

UPVC entrance door with frosted double glazed window to side of door, frosted double glazed window to side, two centre light points, carpeted stairs to first floor level, under stairs storage cupboard, door through to garage, radiator.

## RECEPTION ROOM 16'5" x 12'7" (5.01 x 3.86)



Double glazed bay window to front with bespoke window shutters, centre light point, coving to ceiling, radiator, gas fire (untested) with mantle over, wood flooring.

## DINING ROOM 19'3" x 12'4" (5.88 x 3.77)



Double glazed sliding doors to rear leading to garden, coving to ceiling, centre light point, built in low level storage to both alcoves and built in display shelving to one alcove, radiator.

## KITCHEN



Open plan to the dining room: Fitted with a matching range of wall and base units with Quartz worksurface over. One and a half bowl sink with mixer tap. Space for a five burner range cooker and extractor hood over, Integrated full height fridge and integrated dishwasher. Double glazed window to rear, partly tiled walls.

## FIRST FLOOR LANDING

Frosted double glazed window to side, access to loft, doors to all rooms, radiator, carpet as laid.

### MASTER BEDROOM 16'5" x 11'6" (5.01 x 3.53)



Double glazed bay window to front with bespoke window shutters, coving to ceiling, radiator, carpet as laid.

### BEDROOM TWO 12'5" x 10'11" (3.79 x 3.35)



Double glazed window to rear with bespoke window shutters, full height built in wardrobes covering two thirds of one wall, coving to ceiling, radiator, carpet as laid.

### BEDROOM THREE 8'2" x 7'6" (2.50 x 2.29)



Double glazed window to front with bespoke window shutters, coving to ceiling, radiator, carpet as laid.

### BATHROOM 7'11" x 7'10" (2.43 x 2.41)



Fitted four piece bathroom suite comprising: claw foot bath fitted to the corner of the room, wash hand basin, walk in shower cubical and low level flush W.C. Two frosted double glazed window to rear, inset ceiling spot lights, radiator with towel rail, partly tiled walls, tiled flooring.

### GARAGE 26'9" x 10'9" (8.16 x 3.30)

Up and over door and window to front, door to rear leading to rear garden. power and light. Space for washing machine and tumble dryer.

### REAR GARDEN



Patio area, steps down to laid to lawn and rear patio area.

### FRONT GARDEN

Off street parking for one vehicle, path to front door. Mature shrub borders.



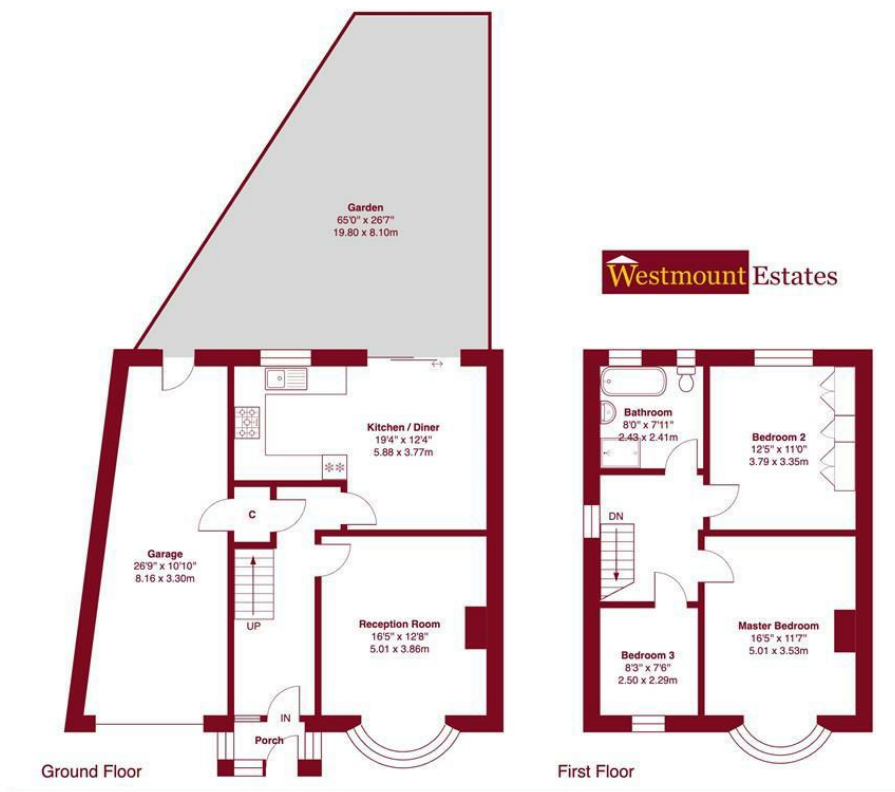
## Floor Plan

Felhampton Road, SE9

Approximate Gross Internal Area = 1085 sq ft / 100.8 sq m

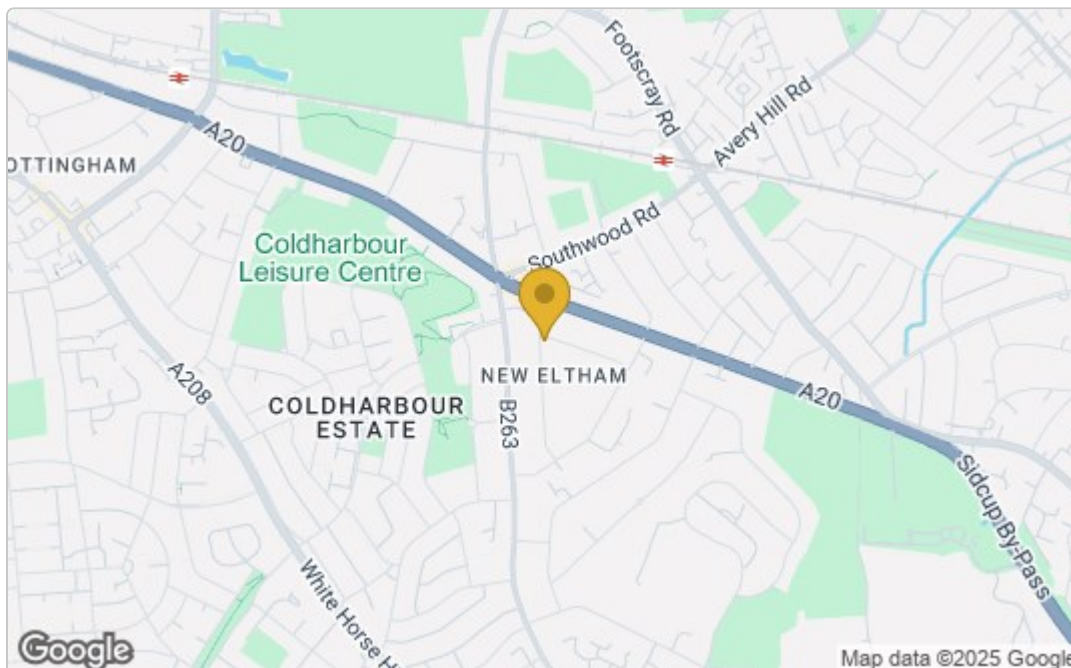
Garage Area = 249 sq ft / 23.1sq m

Approximate Total Area = 1334 sq ft / 123.9 sq m





This plan is for layout guidance only and not drawn to scale unless stated. Window and door openings are approximate. Whilst every care is taken in the preparation of this plan, we would advise interested parties to check all dimensions, shapes and compass bearings prior to making any decisions reliant upon them.  
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## Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>55</p>	<p>82</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p> 	

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