

£780,000

Footscray Road, New Eltham, SE9 3UL

Chattertons

EST 1893

Located in the heart of New Eltham village and just a few minutes walk to New Eltham mainline station which offers zone 4 fast and frequent access into London. This is a semi detached house with instant kerb appeal having been extended skillfully so that it looks and feels like the house was originally built as it is, the look is further enhanced with a ne w roof (2025). The family size accommodation includes 2 large receptions, 4 bedrooms, large study, kitchen, first floor bathroom and ground floor cloakroom. Presented in excellent condition with double glazing and gas central heating complimented by light neutral decor. To the front is a private modern resin driveway and to the rear is a beautifully mature and secluded garden with large lawn and patio with fish pond backing on to a private sports ground. Offered to the market chain free. Great location and lovely house.









Instant kerb appeal
Skillfully extended
4 bedrooms and large study
First floor bathroom and ground floor cloakroom
Beautifully mature and secluded garden

Entrance hall
Double radiator, carpet

Lounge 16' 0" x 13' 0" (4.87m x 3.96m)
Double glazed window to front, double radiator, brick built fireplace, dividing doors to dining room

Dining room 12' 9" x 11' 1" (3.88m x 3.38m)
Double glazed sliding doors to the garden, double radiator, carpet

Kitchen 9' 1" x 8' 3" (2.77m x 2.51m)
3 double glazed windows, door to garden, fitted wall and base units with work surface, stainless steel single drainer sink unit with mixer taps, double oven, extractor hood, cupboard housing boiler, plumbing for washing machine, tiled wall, italian tiled floor

Study 13' 2" x 9' 2" (4.01m x 2.79m)
Double glazed window, radiator, carpet

Inner hallway
Double glazed window, carpet

Ground floor cloakroom
Frosted double glazed window, wc, wall hung wash hand basin, radiator

Stairs to the first floor
Lovely bottom winding stairway to the first floor, carpet, access to loft with ladder

Modern resin driveway
New roof (2025)
Great location minutes from New Eltham mainline station
Chain free
Perfect for a family

Bedroom 1 16' 0" x 12' 7" (4.87m x 3.83m)
Double glazed bay window, radiator, carpet

Bedroom 2 12' 10" x 10' 10" (3.91m x 3.30m)
Double glazed window, wardrobes, radiator, carpet

Bedroom 3 13' 2" x 9' 0" (4.01m x 2.74m)
Double glazed window, radiator, walk in wardrobe, carpet

Bedroom 4 8' 1" x 6' 11" (2.46m x 2.11m)
Double glazed window, radiator, carpet

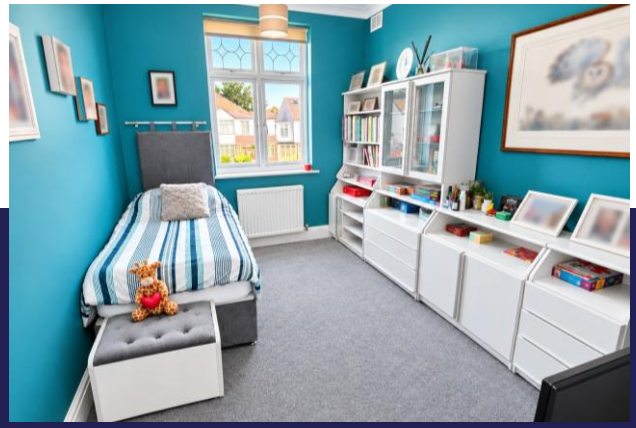
Bathroom 9' 3" x 8' 8" (2.82m x 2.64m)
Frosted double glazed window, panelled bath, low level wc, shower, wash hand basin

Rear garden 95' 2" x 28' 9" (28.98m x 8.76m)
Patio, large lawned area, beautifully mature and secluded, pond

Front driveway
Private driveway providing off road parking with modern resin finish







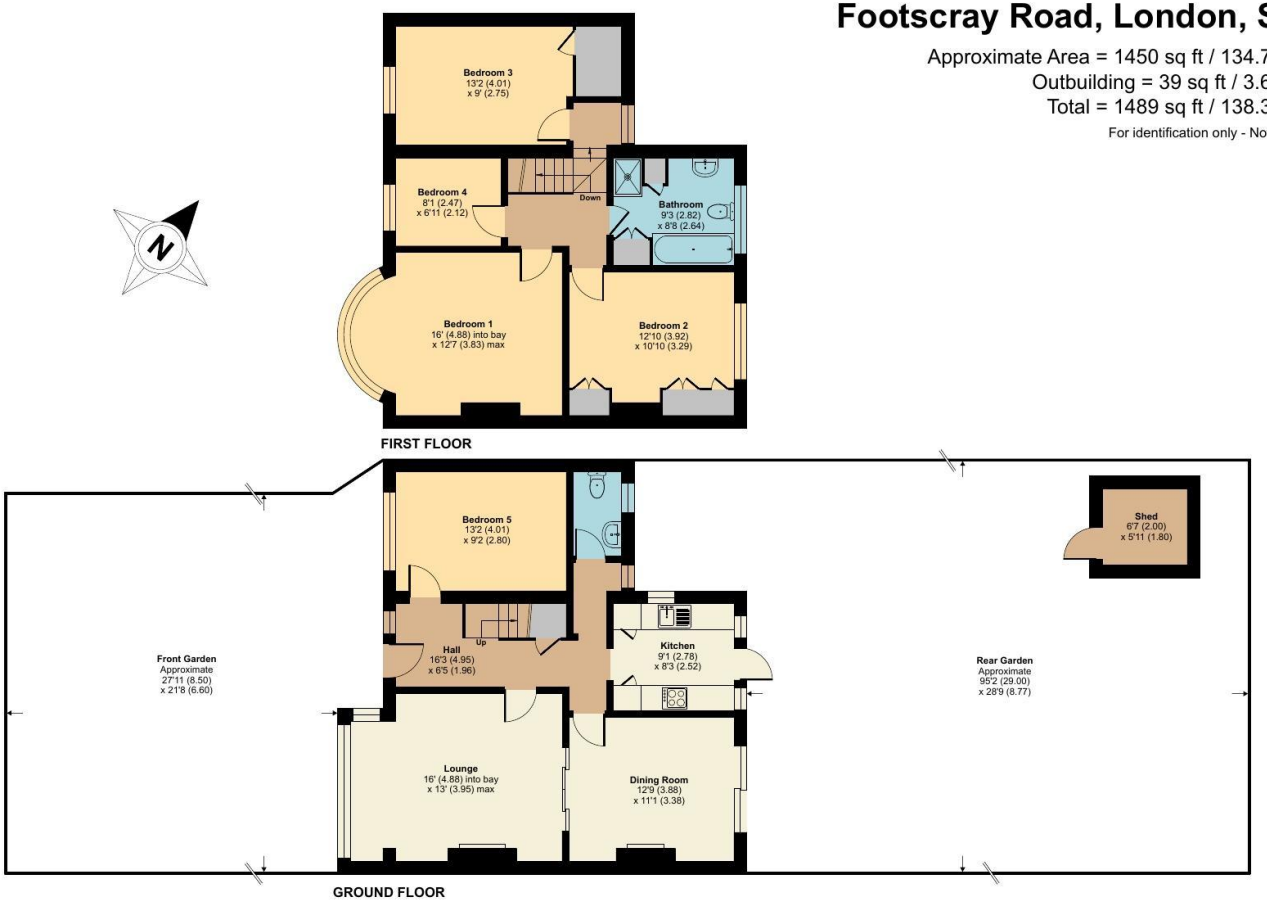






Footscray Road, London, SE9

Approximate Area = 1450 sq ft / 134.7 sq m
Outbuilding = 39 sq ft / 3.6 sq m
Total = 1489 sq ft / 138.3 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 2026. Produced for Chattertons Estate Agents Ltd. REF: 1540032

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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