



Guide price £750,000

Gerda Road, New Eltham, SE9 3SJ

Chattertons

EST 1893

Located in a really popular road within 5 minutes of New Eltham mainline station and great local park. This is an extended 1930s semi detached house with a south facing garden and perfect for a family. The centrepiece of the house is the open plan kitchen, dining and family room featuring an island kitchen living area with log burner, plenty of space for dining table and beautiful black aluminium doors to the outside. The rest of the accommodation includes 4 bedrooms, 2 bathrooms, ground floor cloakroom and separate lounge. The house is presented in excellent condition. To the rear is a south facing garden with lawn and patio and great play area complete with play equipment, so if you have young children, this is a massive tick for the house. To the front is a private driveway providing off road parking for 2 cars.



Very popular road
South facing garden
Amazing kitchen, dining and family room
4 bedrooms
2 bathrooms

Entrance hall

Lounge 14' 5" x 12' 8" (4.39m x 3.86m)

Double glazed bay window, beautiful open fireplace, radiator, oak flooring

Kitchen and family room

Beautiful black aluminium doors to the outside, 2 velux windows, log burning fireplace, kitchen includes wall and base units and island finished with quartz work surface, stainless steel single drainer sink unit with mixer taps, plumbing for dishwasher, gas cooker point, space for dining table 2 vertical radiators, column radiator, herringbone style flooring

Ground floor cloakroom

Low level wc, wash hand basin tiled floor and half tiled walls, extractor fan

Utility space 14' 9" x 7' 9" (4.49m x 2.36m)

Plumbing for washing machine, boiler, mega flo tank, loft space with pull down ladder

Stairs to the first floor

Double glazed window, carpet

Bedroom 2 14' 11" x 11' 3" (4.54m x 3.43m)

Double glazed window, built in wardrobes, radiator, carpet

Bedroom 3 12' 2" x 9' 7" (3.71m x 2.92m)

Double glazed window, built in wardrobes, radiator, carpet

Separate lounge
Ground floor cloakroom
Utility space with loft
Private driveway
5 mins from New Eltham

Bedroom 4 7' 3" x 7' 3" (2.21m x 2.21m)

Double glazed bay window, radiator, carpet

Bathroom

Frosted double glazed window, panelled bath with mixer taps and shower attachment, dual sinks with mixer taps, low level wc, modern flooring, tiled walls, extractor fan

Stairs to the top floor

Velux window window, carpet

Bedroom 1 19' 0" x 12' 2" (5.79m x 3.71m)

Double glazed window to the rear, 2 velux windows to front, eaves storage cupboard

En suite

Frosted double glazed window, large shower with screen featuring black trim, shower in matching black, wash hand basin with vanity with matching black mixer taps, low level wc, radiator, tiled surround, modern flooring

Rear garden 52' 6" x 27' 3" (15.99m x 8.30m)

Laid to lawn with patio area, play area with play equipment

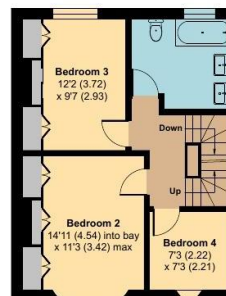
Front driveway

Block paved driveway and covered area





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Gerda Road, London, SE9

Approximate Area = 1651 sq ft / 153.3 sq m

Limited Use Area(s) = 45 sq ft / 4.1 sq m

Garage = 109 sq ft / 10.1 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 1852 sq ft / 171.8 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: 1523878

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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