



£635,000

Sparrows Lane, New Eltham, SE9 2BP

Chattertons

EST 1893

Located in a small cul de sac in a great central area is this immaculate extended semi-detached house with a very large south facing garden. The house has a lovely feel with an extension that adds a unique twist, with light and airy accommodation including the main reception which has two defined areas, living and dining, a modern kitchen diner with dual aspect windows, four bedrooms and a split level bathroom featuring a free standing bath and separate shower. The house has good quality double glazing and gas central heating with a combi boiler and is decorated in light and neutral colours.

In a great neighbourhood within 10 minutes' walk of New Eltham mainline station, with easy access to Avery Hill Park at the end of the road, and also within walking distance of the outstanding St Thomas More, with the very popular Chislehurst and Sidcup Grammar School within easy reach. The garden is much larger than the average size garden available in the area and the owners will be sad to leave it.



**Extended semi detached house**  
**Immaculate condition**  
**Very large south facing garden**  
**Extension with unique twist**  
**Modern dual aspect kitchen/diner**

**Entrance hall**

Radiator with display cabinet, laminate flooring, under stairs storage cupboard

**Lounge 11' 7" x 10' 10" (3.53m x 3.30m)**

Double glazed bay window, radiator, fireplace, modern flooring

**Dining room 11' 6" x 10' 2" (3.50m x 3.10m)**

Double glazed doors to garden, radiator, modern flooring

**Kitchen diner 16' 1" x 13' 10" (4.90m x 4.21m)**

Double glazed door to garden, dual aspect double glazed windows, large range of wall and base units with laminated work surface, large breakfast bar, integrated dish washer, integrated fridge freezer, integrated washing machine, sink unit with mixer taps, cooker point, extractor hood, combi boiler, tiled walls, modern flooring

**Utility area 8' 4" x 5' 10" (2.54m x 1.78m)**

Door to garden

**Split level bathroom**  
**Free standing bath and separate shower**  
**Cul de sac**  
**Less than 10 minutes walk to New Eltham mainline station**  
**Lovely feel**

**Stairs to the first floor**

Access to the loft, carpet

**Bedroom 1 13' 3" x 10' 3" (4.04m into bay x 3.12m)**

Double glazed window, laminate flooring, integrated wardrobes, radiator

**Bedroom 2 11' 6" x 10' 3" (3.51m x 3.12m)**

Double glazed window, integrated wardrobes with mirrored doors, radiator with display cabinet, carpet.

**Bedroom 3 11' 9" x 11' 6" (3.58m x 3.50m)**

Double glazed window, integrated wardrobes, radiator laminate flooring

**Bedroom 4 8' 8" x 5' 11" (2.64m x 1.80m)**

Double glazed window, radiator with display cabinet, laminate flooring

**Bathroom**

Split level layout, frosted double glazed window, low level w.c, wash hand basin, integrated storage, two steps down to free standing bath with mixer taps, separate walk in shower, tiled walls and floor

**Rear garden 65' 7" x 55' 9" (19.97m x 16.98m)**

Large South West facing garden which has been a very welcome sun trap for the current owners, with large wide patio area and large lawned area

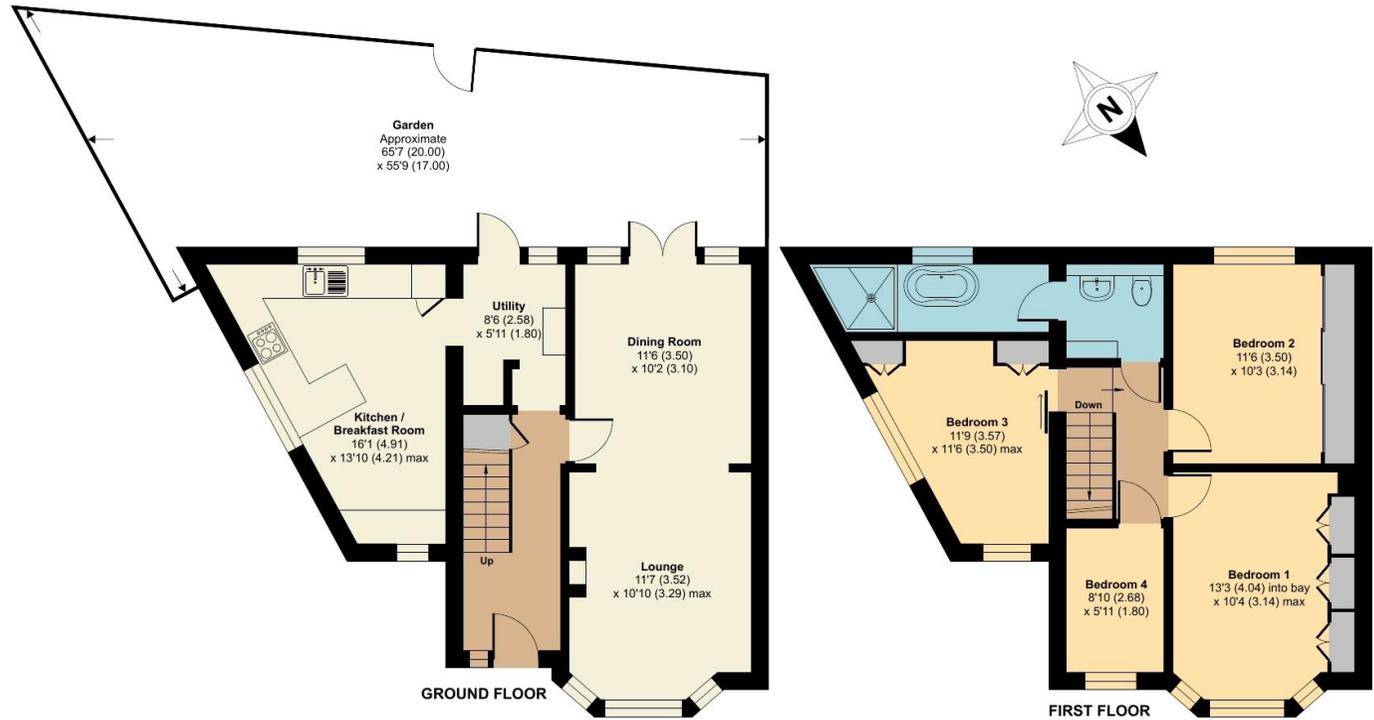




# Sparrows Lane, London, SE9

Approximate Area = 1129 sq ft / 104.8 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: 1423028

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:

**020 8859 4000**

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893