



£860,000

Frensham Road, New Eltham, SE9 3RG

Chattertons

EST 1893

Located in probably the top road in the area and certainly most requested is this extended chalet house. Just steps away from the outstanding Dulverton primary school and less than 10 minutes walk to New Eltham mainline station. The accommodation includes 5 bedrooms, 2 bathrooms one on each floor, open plan kitchen diner with bi fold doors, breakfast bar and swish utility area and formal lounge. The outside is equally impressive featuring a mature garden with side access a covered area with hot tub and detached garden office which has air conditioning. Perfect for a growing or already grown family and available chain free. Location, location location.



Top road in the area
Extended chalet
5 bedrooms
2 bathrooms one on each floor
Open plan kitchen diner with bi folds

Entrance hall
Wood flooring, column radiator

Lounge 15' 5" x 11' 11" (4.70m x 3.63m)
Double glazed window, column radiator, oak flooring

Kitchen dining 23' 5" x 19' 2" (7.13m x 5.84m)
Fitted wall and base units with modern work surface, inset sink with 1.5 bowl, wine cooler, integrated dishwasher, double oven and hob with extractor hood, integrated fridge freezer, breakfast bar, skylight window, bi fold doors, porcelain tiled floor

Utility area
Work surface with sink unit, space for side by side white goods and plumbing, beautiful window to the side

Bedroom 5 10' 10" x 7' 6" (3.30m x 2.28m)
Double glazed bay window, oak flooring, radiator

Ground floor shower room 7' 4" x 5' 11" (2.23m x 1.80m)
Frosted double glazed window, large shower, low level wc, wash hand basin with mixer taps and vanity below, tiled walls and floor

Stairs to the first floor
Column radiator, carpet

Detached air conditioned garden studio
Covered area with hot tub
Steps from outstanding Dulverton primary school
Less than 10 minutes from New Eltham mainline station
Chain free

Bedroom 1 15' 5" x 11' 11" (4.70m x 3.63m)
Double glazed bay window, oak flooring, radiator

Bedroom 2 13' 9" x 8' 6" (4.19m x 2.59m)
Double glazed window, radiator, built in wardrobes

Bedroom 3 11' 11" x 8' 5" (3.63m x 2.56m)
Dual aspect double glazed windows, radiator, laminate flooring, built in wardrobes

Bedroom 4 11' 0" x 8' 6" (3.35m x 2.59m)
Double glazed window, wardrobes

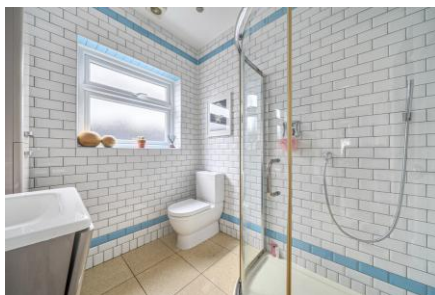
Bathroom 12' 7" x 5' 7" (3.83m x 1.70m)
2 frosted double glazed windows, free standing bath with free standing tap, walk in shower, wall hung wash hand basin with mixer taps, low level wc, tiled walls and floor, heated towel rail

Rear garden 78' 9" x 27' 10" (23.98m x 8.48m)
Side access, decked area laid to lawn, mature trees and plants, timber shed, gazebo with hot tub

Detached garden studio 16' 9" x 9' 6" (5.10m x 2.89m)
Light and power and air conditioning

Driveway
Providing off road parking





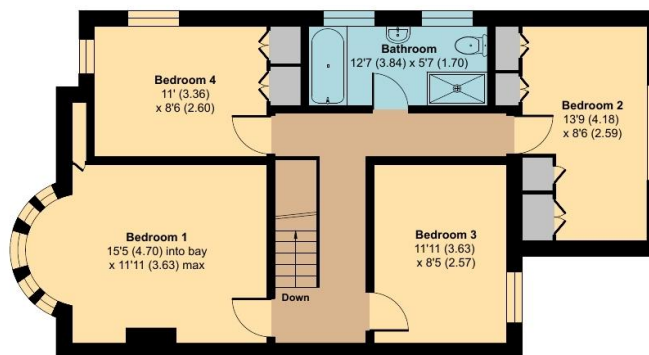
Frensham Road, London, SE9

Approximate Area = 1476 sq ft / 137.1 sq m

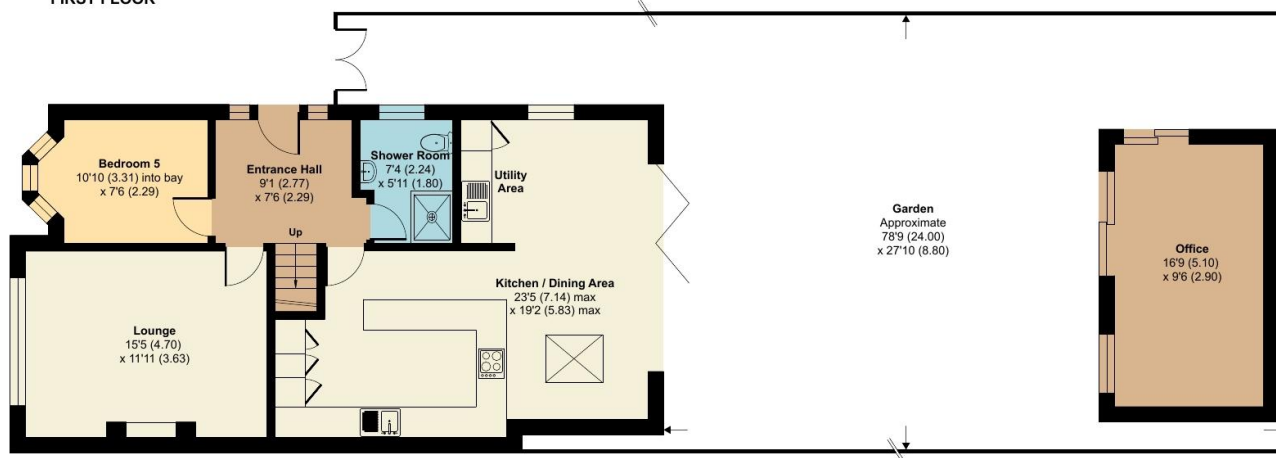
Outbuilding = 159 sq ft / 14.7 sq m

Total = 1635 sq ft / 151.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



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: 1433624

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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