



£625,000

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

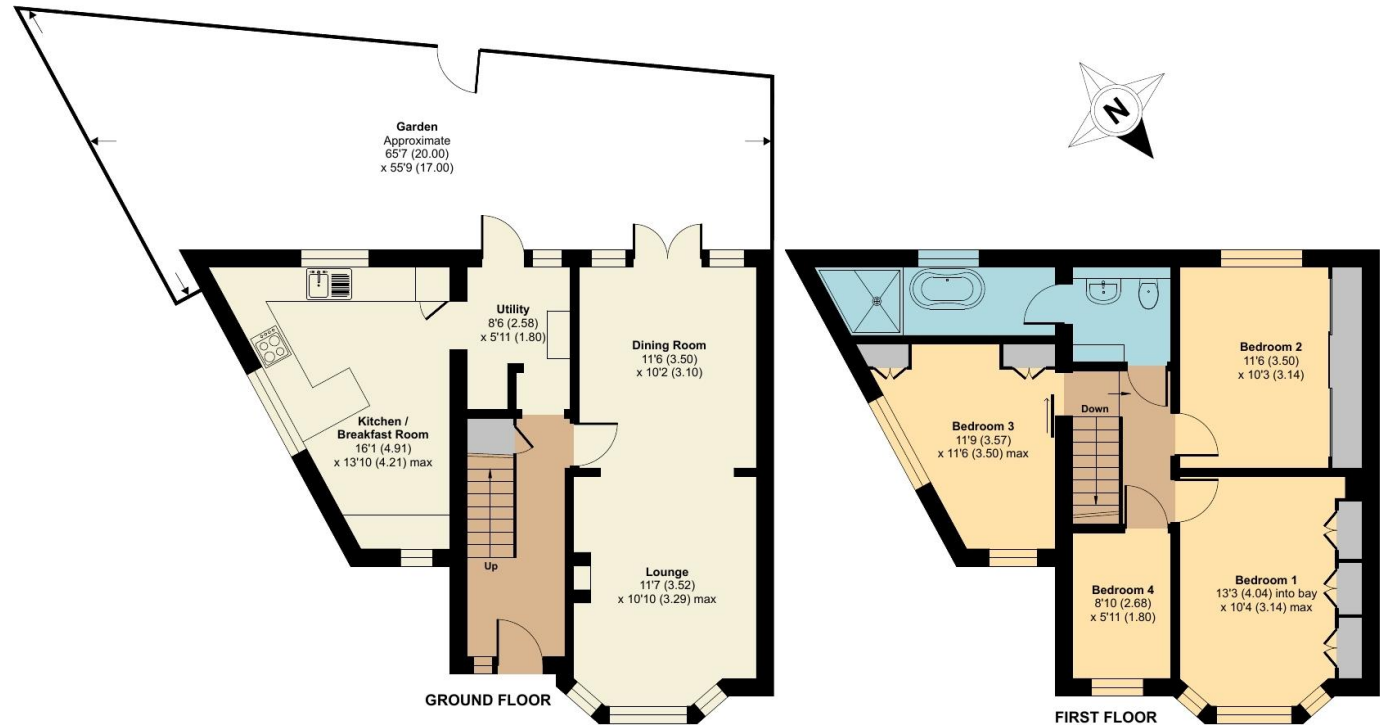




Sparrows Lane, London, SE9

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

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020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

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