



Offers inxs of £500,000

Gerda Road, New Eltham, SE9 3SN

Chattertons

EST 1893

Located in a popular road, very close by to New Eltham mainline station which offers zone 4 access into London and The City. This is a lovely period house with south facing garden.

The accommodation includes on the ground floor 4 receptions, modern kitchen and cloakroom with 3 bedrooms and bathroom on the first floor. The current owners have decorated in bold colours in keeping with the period in which the house was built. Benefitting from double glazing and gas central heating. The property is offered to the market chain free.



Period house
South facing garden
Less than 10 minutes to New Eltham mainline station
4 receptions
Ground floor wc

Entrance Porch

Entrance Hall

Under stairs storage cupboards, radiator, Amtico flooring

Lounge 11' 6" x 11' 6" (3.50m x 3.50m)

Double glazed window, radiator, hardwood flooring

Dining Room 11' 2" x 9' 10" (3.40m x 2.99m)

Double glazed window, Amtico flooring, radiator

Morning Room 9' 6" x 8' 10" (2.89m x 2.69m)

Double glazed window, Amtico flooring, radiator

Inner Lobby

Utility cupboard with space and plumbing for washing machine

Ground Floor Cloakroom

Low level wc, wash hand basin with mixer taps

Kitchen 11' 10" x 8' 10" (3.60m x 2.69m)

Double glazed window, fitted wall and base units with wood block work surface, enamel single drainer sink unit with mixer taps, integrated dish washer, integrated oven, gas hob with extractor hood, tiled walls, Amtico flooring

Family Room 9' 6" x 8' 2" (2.89m x 2.49m)

Double glazed window double glazed french doors to the garden, Amtico flooring

Upstairs bathroom
Chain free
Bold colour scheme
3 bedrooms
Modern kitchen

Stairs to the top floor

Carpet, access to loft

Bedroom 1 14' 5" x 9' 10" (4.39m x 2.99m)

Double glazed window, radiator, carpet

Bedroom 2 11' 2" x 9' 10" (3.40m x 2.99m)

Double glazed window, radiator, carpet

Bedroom 3 8' 2" x 5' 3" (2.49m x 1.60m)

Double glazed window, radiator, carpet

Bathroom

Frosted double glazed window, free standing bath with mixer taps, low level wc, pedestal wash hand basin tiled walls

Rear Garden 31' 10" x 15' 5" (9.70m x 4.70m)

South facing, artificial grass and patio, outside tap

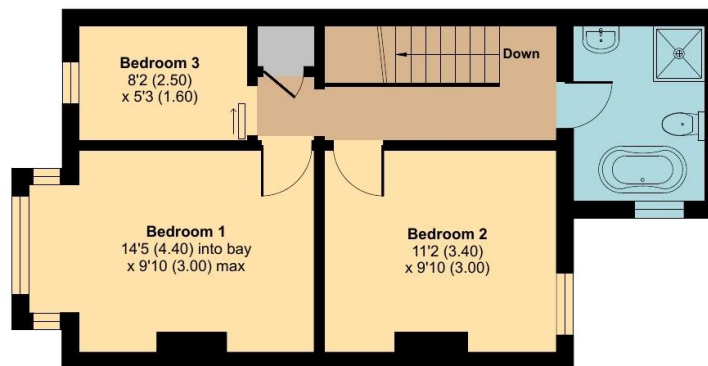




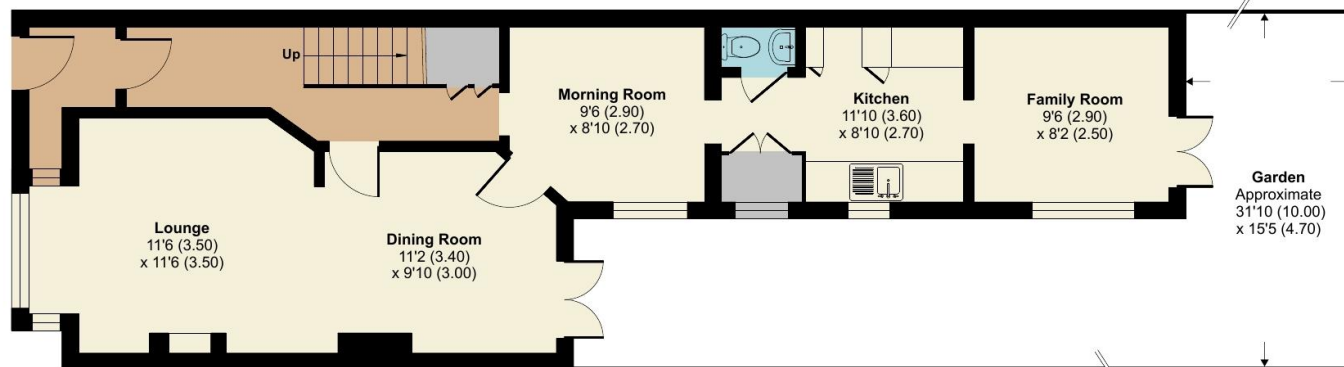
Gerda Road, London, SE9

Approximate Area = 1108 sq ft / 102.9 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 2025. Produced for Chattertons Estate Agents Ltd. REF: 1314294

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

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