



£799,995

Thaxted Road, New Eltham, SE9 3PT

Chattertons

EST 1893

Located in a popular spot less around 5 minutes from New Eltham mainline station is this extended 1930s semi offering true family size accommodation with a fantastic floor plan. On the ground floor the accommodation includes 2 large receptions, extended kitchen with quartz work surface, boot room and utility along with cloakroom and wc. The first floor level features 3 double bedrooms, family bathroom and office., The top floor has a second bathroom and very large main bedroom with integrated wardrobes. The 3 main bedrooms all have air conditioning and the whole house in an excellent condition having undergone a full refurbishment by the current owners. The rear garden has a modern patio and garden studio which offers a perfect work from home solution with great natural light and to the front is a private driveway providing off road parking. The current owners will be sad to leave their lovely house but have to move due to company relocation. The house is available chain free.



Extended 1930s semi detached house
True family size accommodation
4 double bedrooms and office
Air conditioning in the 3 main bedrooms
2 bathrooms and boot room with utility

Entrance porch

Entrance hall
Modern flooring, radiator

Boot room and utility 14' 4" x 7' 2" (4.37m x 2.18m)
Double glazed window to the front with shutters, modern flooring

Lounge 14' 4" x 12' 2" (4.37m x 3.71m)
Double glazed bay window, modern flooring, fireplace, vertical radiator

Dining room 16' 8" x 10' 11" (5.08m x 3.32m)
With large bay and double glazed doors to the outside, fireplace, radiator, modern flooring

Kitchen 15' 11" x 14' 6" (4.85m x 4.42m)
2 double glazed windows with shutters, wall and base units with quartz work surface, rangemaster oven, butler sink with Quooker tap, integrated dishwasher, eye level microwave, skylight window, vertical radiator, modern flooring

Ground floor cloakroom
Low level wc, wash hand basin with storage below and mixer taps, tiled floor, radiator, extractor fan

Stairs to the first floor
Carpet

Office 17' 2" x 8' 3" (5.23m x 2.51m)
Double glazed window, radiator, carpet

Bedroom 2 16' 5" x 11' 1" (5.00m x 3.38m)
Double glazed bay window, wardrobes, laminate flooring, air conditioning

Private driveway
2 large receptions
Modern kitchen
Garden with modern patio and garden studio
5 minutes from New Eltham mainline station

Bedroom 3 14' 11" x 11' 7" (4.54m x 3.53m)
Double glazed bay window, double radiator, carpet, air conditioning

Bedroom 4 13' 10" x 8' 2" (4.21m x 2.49m)
2 double glazed windows, radiator

Family bathroom 9' 10" x 6' 11" (2.99m x 2.11m)
Frosted double glazed window, shower bath with mixer taps and shower screen, wall hung wash hand basin with mixer taps, low level wc, tiled walls and floor, chrome heated towel rail

Stairs to the top floor
Carpet

Bedroom 1 21' 11" x 19' 11" (6.68m x 6.07m)
Very large main bedroom, double glazed windows to the rear, 2 skylight windows to the front, eaves storage, integrated wardrobes, oak flooring, air conditioning

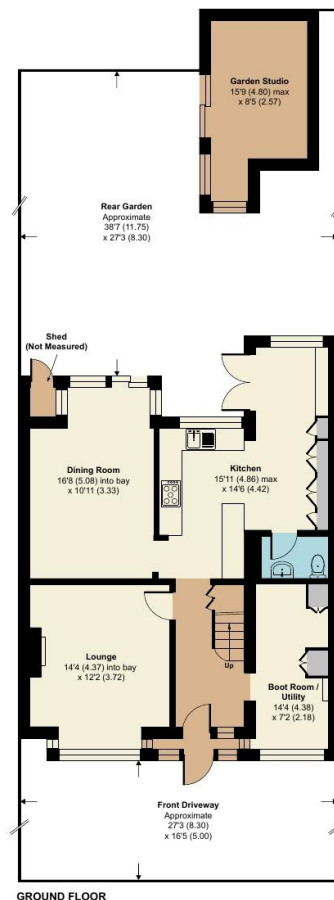
Adjacent shower room 10' 0" x 5' 8" (3.05m x 1.73m)
Skylight window, large walk in shower, low level wc wash hand basin with storage below, chrome heated towel rail, tiled walls and floor

Rear garden 38' 7" x 27' 3" (11.75m x 8.30m)
Modern patio with bench seating, laid to lawn, outside light and tap

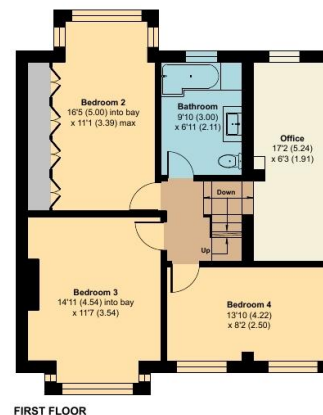
Garden studio 15' 9" x 8' 5" (4.80m x 2.56m)
Modern flooring, great natural light through large window and sliding double glazed doors, light and power, great work from home space

Front driveway
Private driveway providing off road parking





GROUND FLOOR



FIRST FLOOR

Thaxted Road, London, SE9

Approximate Area = 1825 sq ft / 169.5 sq m (excludes shed)

Limited Use Area(s) = 96 sq ft / 8.9 sq m

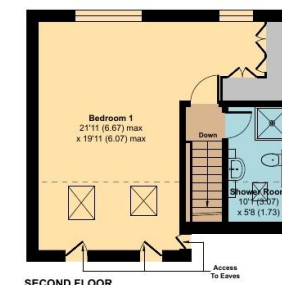
Outbuilding = 114 sq ft / 10.6 sq m

Total = 2035 sq ft / 189 sq m

For identification only - Not to scale



Denotes restricted
head height



SECOND 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: 1494118

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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