

£599,950

Clayfarm Road, New Eltham, SE9 3PS

Chattertons

EST 1893

Situated on a sought-after residential road just a short walk (approximately 7 minutes) from New Eltham Station, this attractive 1930s semi-detached family home offers spacious accommodation, a sunny south-facing garden, and excellent potential for future extension. Period features such as stripped floorboards, dado and picture rails, original staircase and balustrade, panelled doors, and leaded and stained glass front door entrance, combine with modern conveniences to provide a home that is both characterful and practical for contemporary family living.

The property benefits from a distinctive layout, featuring large bay windows to both the front and rear elevations on the ground and first floors, creating bright and generously proportioned living spaces throughout. The accommodation comprises a welcoming entrance hall, two large reception rooms, both with fireplaces, the rear room having access to the garden through patio doors, a fitted kitchen, with a separate utility area and back door access to the garden, and a convenient ground-floor cloakroom.

To the first floor are three well-proportioned bedrooms, bedroom 1 and 2 with fitted wardrobes, a family bathroom, and a separate WC. Externally, the property enjoys sunny south-facing rear garden with a large patio area and lawn, ideal for outdoor entertaining and family enjoyment. A private driveway provides off-street parking and leads to a garage, offering additional storage or future conversion potential.

Offering excellent transport links, generous living space, and scope to extend into the loft and rear of the property, (subject to planning permission), this is a fantastic opportunity to acquire a substantial family home in a highly desirable New Eltham location









Lovely road
1930s semi detached house
2 large receptions
3 bedrooms
Ground floor cloakroom

Entrance porch

Entrance hall
Stripped floorboards, radiator

Lounge 15' 5" x 12' 4" (4.70m x 3.76m)
Double glazed bay window, double radiator, stripped floorboards

Dining room 15' 5" x 12' 3" (4.70m x 3.73m)
Double glazed doors to the garden, double radiator, stripped floorboards

Kitchen 9' 0" x 7' 0" (2.74m x 2.13m)
Double glazed window, fitted wall and base units with granite work surface, integrated oven and gas hob with extractor hood, 1.5 bowl, tiled floor, radiator

Utility room 9' 1" x 6' 3" (2.77m x 1.90m)
Double glazed door to the garden, space and plumbing for washing machine, integrated fridge freezer, extra kitchen storage, door to the garage

Ground floor cloakroom
Low level wc, wash hand basin with mix taps, tiled floor, extractor fan

Upstairs bathroom and separate wc
7 minutes to New Eltham mainline station
Kitchen and utility room
Garage and driveway
South facing garden

Stairs to the first floor
Double glazed window to the side, access to the loft

Bedroom 1 15' 5" x 10' 4" (4.70m x 3.15m)
Double glazed bay window, 2 integrated wardrobes, radiator, carpet

Bedroom 2 15' 9" x 8' 6" (4.80m x 2.59m)
Double glazed bay window, radiator, built in wardrobes

Bedroom 3 8' 1" x 6' 9" (2.46m x 2.06m)
Double glazed window, radiator, carpet

Bathroom 7' 0" x 5' 11" (2.13m x 1.80m)
Frosted double glazed window, panelled bath with mixer taps and shower attachment, wall hung wash hand basin with mixer taps, airing cupboard, heated towel rail, tiled floor and walls

Separate wc
Frosted double glazed window, low level wc, tiled floor

Rear garden 53' 2" x 26' 9" (16.19m x 8.15m)
South facing, large patio, laid to lawn, outside tap, outside light, trees and plants

Garage 15' 9" x 7' 3" (4.80m x 2.21m)

Driveway
Private and providing off road parking







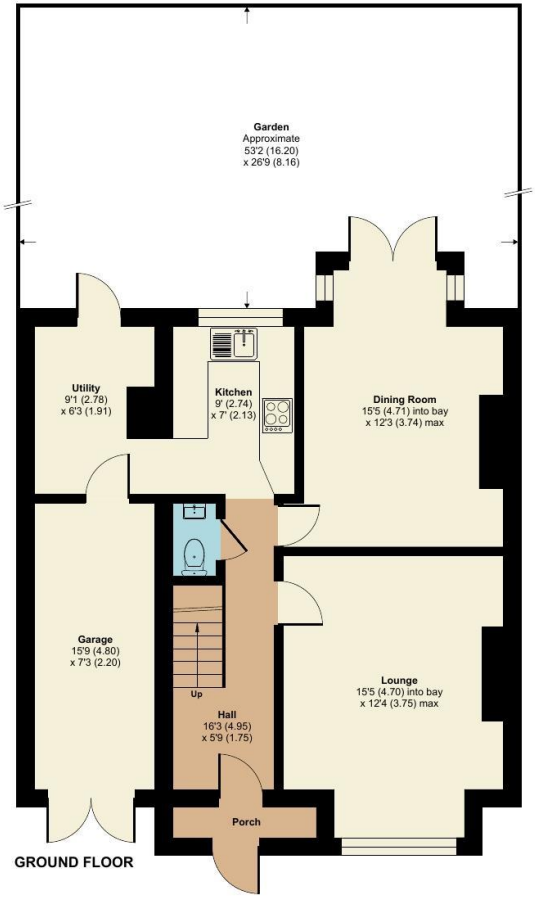


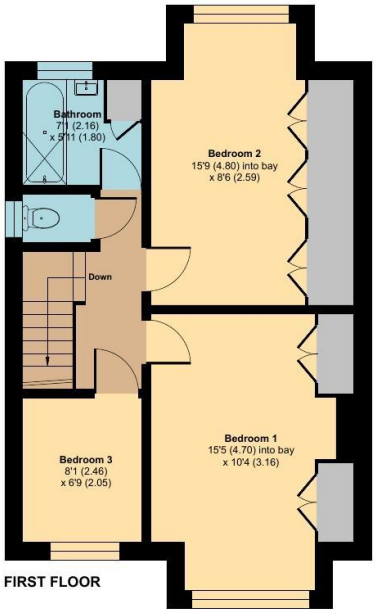




Clayfarm Road, London, SE9

Approximate Area = 1129 sq ft / 104.8 sq m
Garage = 107 sq ft / 9.9 sq m
Total = 1236 sq ft / 114.8 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: 1515335

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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