



£799,995

45 Sparrows Lane, New Eltham, SE9 2BP

Chattertons

EST 1893

This is a real head turner, having been extended to the rear and side and now ready for a larger family complete with the best garden studio we have ever seen which is a true home from home. The highlight of the house is the very large open plan kitchen diner with space for huge dining table and with full utility room, the rest of the accommodation includes, 4 bedrooms, 3 bathrooms and 3 receptions. The main bedroom is very big with space for a very large bed and more, connected to this is a high end en suite with very large shower bath. Located in a small cul de sac just off a very popular road within 10 minutes of New Eltham mainline station. To the rear is a nice size garden with side access and to the front is a driveway providing off road parking. The house has been finished to a great standard and is available chain free.



### Real head turner

Extended to the side and rear

Large open plan kitchen diner

5 bedrooms, 3 receptions and 3 bathrooms

Best garden studio we have ever seen

### Entrance hall

Tiled floor, radiator

### Lounge 12' 11" x 10' 8" (3.93m x 3.25m)

Double glazed bay window, radiator, carpet

### Dining room 11' 3" x 10' 0" (3.43m x 3.05m)

Radiator, carpet

### Kitchen diner 28' 11" x 13' 4" (8.81m x 4.06m)

Skylight window, bi fold doors, double glazed window to the rear, fitted wall and base units with work surface, stainless steel single drainer sink unit with mixer taps and 1.5 bowl, integrated dishwasher, pull refuse draw, tiled walls and floor, downlights, double oven, microwave, induction hob with extractor hood

### Utility room 8' 3" x 8' 2" (2.51m x 2.49m)

Double glazed window, sink unit, plumbing for washing machine, tiled walls and floor, cupboard housing boiler and megaflop

### Ground floor shower room

Walk in shower, wall hung wash hand basin with mixer taps, low level wc, tiled walls and floor, chrome heated towel rail, downlights

### Stairs to the first floor

Carpet

### Bedroom 1 21' 11" x 12' 1" (6.68m x 3.68m)

Very large main bedroom, dual aspect double glazed windows, 2 radiators, carpet

### En suite 9' 5" x 6' 4" (2.87m x 1.93m)

Frosted double glazed window, low level wc, dual sinks with mixer taps, very large shower bath with shower and screen, tiled walls and floor

### Cul de sac

10 minutes from New Eltham mainline station

Chain free

Great finish

Large utility

### Bedroom 2 13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed bay window, radiator, carpet

### Bedroom 3 11' 5" x 10' 3" (3.48m x 3.12m)

Double glazed window, radiator, carpet

### Bedroom 4 8' 7" x 5' 11" (2.61m x 1.80m)

Double glazed window, radiator, carpet

### Bathroom

Panelled bath with mixer taps with shower and screen, wash hand basin with vanity and mixer taps, low level wc, tiled walls and floor, extractor fan

### Rear garden 59' 1" x 55' 9" (17.99m x 16.98m)

Laid to lawn with patio, side access

### Garden studio 18' 7" x 17' 5" (5.66m x 5.30m)

A real home from home, with under floor heating and own kitchen and bathroom

### Kitchen

Double glazed sliding doors, double glazed window, fitted wall and base units with work surface, sink unit with 1.5 bowl and mixer taps, oven

### Shower room

Walk in shower, wall hung wash hand basin with mixer taps, low level wc, tiled walls and floor, bathroom cabinet

### Studio

Double glazed window, wardrobes, hot water tank, tiled floor, space for bed and for small study table

### Front driveway

Providing off road parking





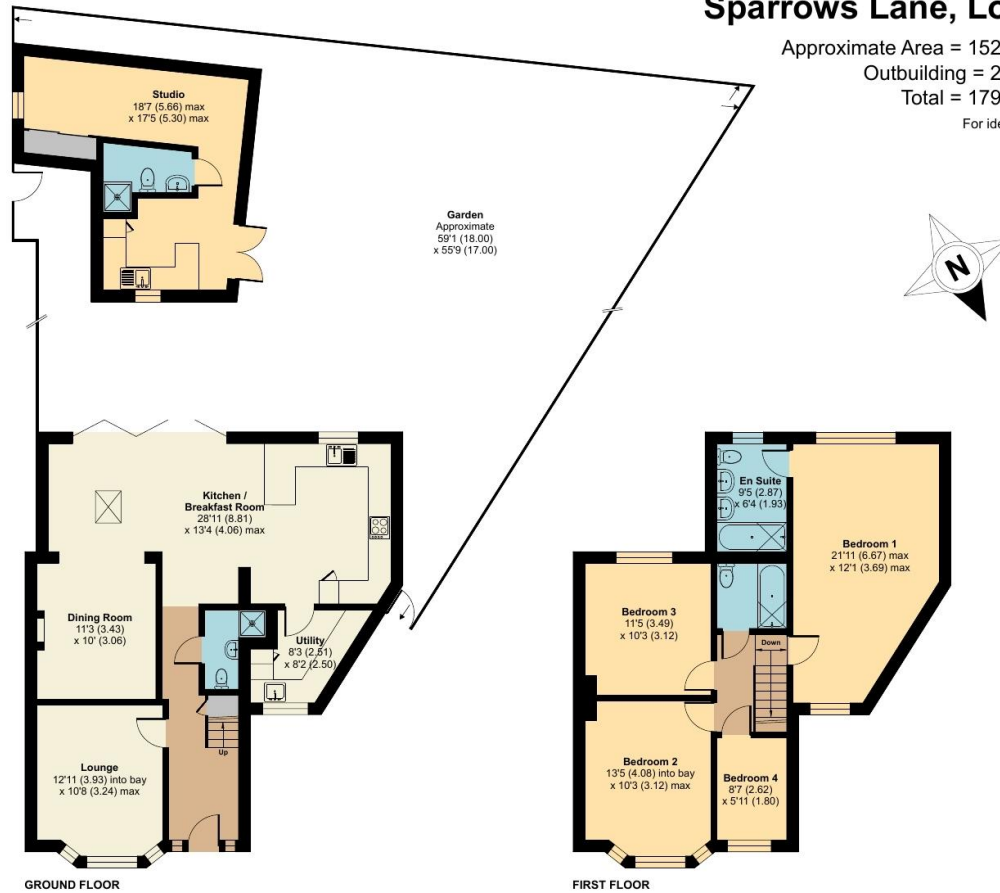
## Sparrows Lane, London, SE9

Approximate Area = 1527 sq ft / 141.8 sq m

Outbuilding = 264 sq ft / 24.5 sq m

Total = 1791 sq ft / 166.3 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: 1423027

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