



£799,995

Green Lane, New Eltham, SE9 3TQ

Chattertons

EST 1893

Set in a desirable New Eltham residential pocket, this semi detached family home has been meticulously overhauled and fully refurbished to an uncompromising, bespoke standard. With the all important instant kerb appeal, the exterior boasts light grey K-render rendering, complemented by striking contrast black double glazed window profiles. Approached via substantial driveway with parking for multiple vehicles. Entering via a porch and a large bespoke archway door the hallway is light and spacious. Double custom doors lead in to the show stopping kitchen diner, which is a real masterpiece, bathed in natural light from the lantern roof and bi folding doors which allow for al fresco dining in moments. The kitchen is configured around a central island and features a walk in pantry an elite suite of integrated Neff and Bosch appliances, including a hidden american style fridge freezer setup. The rest of the accommodation includes 2 large receptions, 4 bedrooms and 2 spa style bathrooms, The rear garden is spacious and in a little world of its own. This is the true Special one.



Stunning 1930s semi detached house
Show stopping kitchen diner
K Rend finish with striking contrast black double glazing
Generous driveway and garden
4 bedrooms and 2 large receptions

Entrance porch

Dedicated porch featuring a bespoke architectural arch door

Entrance hall

Light filled open hallway, large format porcelain tiled floor, well planned under stairs storage

Lounge 15' 0" x 12' 10" (4.57m x 3.91m)

Double glazed bay window with striking black frames, vertical designer radiator, led border lighting, carpet

Kitchen diner 28' 11" x 12' 7" (8.81m x 3.83m)

Sensational open plan kitchen and dining masterpiece.. Bathed in natural light via a spectacular 2.5 metre architectural lantern roof, the room transforms seamlessly to the outdoors through premium 5 panel bi fold doors (complete with integrated custom blinds). The handleless grey and copper kitchen is configured around a central island and features a walk in pantry alongside an elite suite of integrated Neff and Bosch appliances, including a hidden American style fridge freezer set up, inset sink with mixer taps, gas hob, integrated dishwasher & washing machine, built in microwave & single oven, stunning quartz work surfaces, 2 vertical designer radiators, large format porcelain tiled floor, double glazed window with striking black frame

Rear reception 11' 11" x 11' 4" (3.63m x 3.45m)

A spacious yet cozy snug provides the ultimate space to unwind after entertaining, radiator, carpet

Bedroom 4 17' 2" x 8' 5" (5.23m x 2.56m)

Double glazed window with striking black frame, radiator, cupboard housing combi boiler, megafllo tank and water softener, carpet

Ground floor bathroom 7' 8" x 6' 10" (2.34m x 2.08m)

Exquisitely styled with floor to ceiling tiling, pristine white duravit suite including shower, wall hung wash hand basin, wall hung wc, high end copper Grohe brassware, matching heated towel rail, medicine cupboard

2 spa style bathrooms
High end quality finish throughout
Feast of upgrades and gadgets
Bi fold doors and lantern roof
Permitted development approved for loft conversion

Stairs to the first floor

Sleek black stairway to the first floor, large double glazed side elevation window with striking black frame, access to loft, carpet

Bedroom 1 15' 3" x 12' 3" (4.64m x 3.73m)

Double glazed bay window with striking black frame, vertical designer radiator, carpet, bespoke fitted wardrobes, custom wall lighting

Bedroom 2 12' 1" x 11' 4" (3.68m x 3.45m)

Double glazed window with striking black frame with view to garden, fitted floor to ceiling mirrored wardrobes, custom wall lighting, radiator, carpet

Bedroom 3 7' 6" x 7' 4" (2.28m x 2.23m)

Double glazed bay window with striking black frame, radiator, carpet

First floor bathroom 8' 9" x 8' 0" (2.66m x 2.44m)

Luxury family bathroom, meticulously finished with floor to ceiling tiling, duravit suite, chrome Grohe fixtures, oversized curved bathtub and separate overhead rainfall shower area, wall hung wash hand basin, wall hung wc, chrome heated towel rail

Rear garden 82' 0" x 31' 2" (24.97m x 9.49m)

West facing, lovely size and featuring a beautifully laid Indian sandstone patio, perfect for al fresco dining. This flows onto a remarkably private lawned area, offering a true sanctuary for relaxation and family life

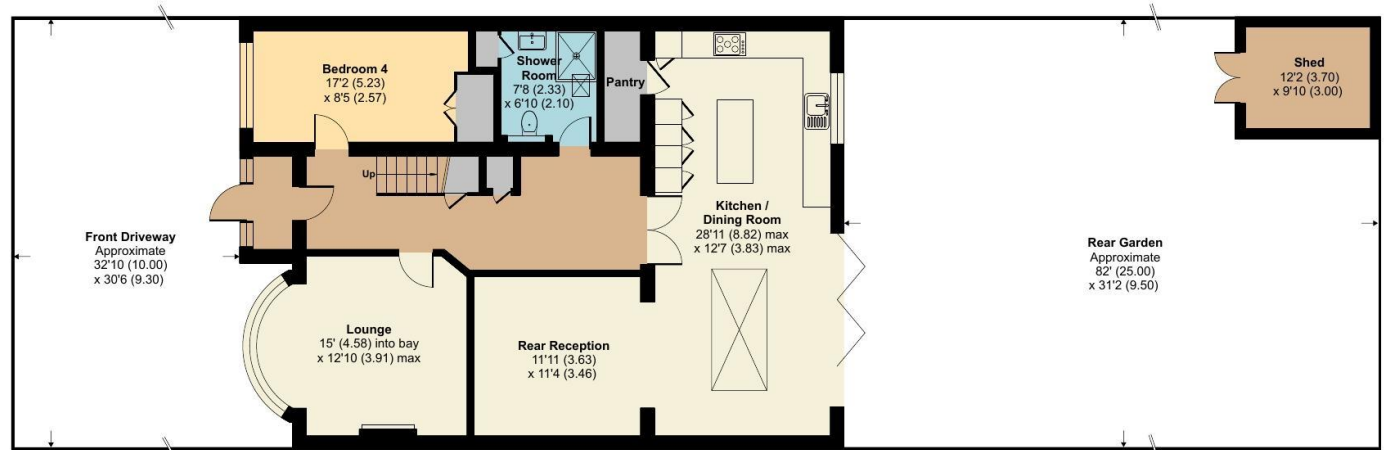
Front driveway 32' 10" x 30' 8" (10.00m x 9.34m)

Paved and extremely generous area for multiple vehicle parking





FIRST FLOOR



GROUND 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: 1527185

Green Lane, London, SE9

Approximate Area = 1676 sq ft / 155.7 sq m

Outbuilding = 119 sq ft / 11 sq m

Total = 1795 sq ft / 166.7 sq m

For identification only - Not to scale

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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