



£599,995

Sparrows Lane, New Eltham, SE9 2BP

Chattertons

EST 1893

Located in a very popular road less than 10 minutes to New Eltham mainline station, this is an immaculate semi detached house with rear garden with blossom tree and garden studio. The accommodation includes a lounge, open plan kitchen diner, 3 bedrooms and modern upstairs bathroom. The house is decorated in light and neutral colours and is ready for the next owner to move in, unpack and start living. The current owners have a real connection with the house and have loved creating happy memories and are now ready for the next family to enjoy the house as much as they have. The garden studio is perfect for a work from home base as it is insulated and super modern. Quick access to Avery hill park is at the end of the road and opens a vast open space along with the popular Park run. New Eltham is a lovely community with great local shops, schools and services. To the front is a smart driveway with parking for 2 cars side by side protected by security pillars.



Immaculate semi detachedhouse
Open plan kitchen diner
Modern upstairs bathroom
Rear garden with beautiful blossom tree
Garden studio

Entrance hall

Modern front door, under stairs storage cupboard, radiator, laminate flooring

Lounge 15' 1" x 10' 7" (4.59m x 3.22m)

Double glazed bay window, radiator, laminate flooring

Kitchen diner 16' 8" x 11' 6" (5.08m x 3.50m)

Double glazed French doors to the rear, double glazed to the side, fitted wall and base units with work surface., stainless steel single drainer with mixer taps and 1.5 bowl, integrated oven and gas hob with extractor hood, plumbing for washing machine, radiator, dining area

Stairs to the first floor

Access to first floor, access to loft, double glazed window to the side, carpet

Driveway with security pillars
Side by side parking for 2 cars
Side access
Less than 10 minutes to New Eltham mainline station
Great community

Bedroom 1 15' 5" x 10' 2" (4.70m x 3.10m)

Double glazed window, radiator, carpet

Bedroom 2 11' 6" x 10' 2" (3.50m x 3.10m)

Double glazed window, radiator, carpet

Bedroom 3 8' 8" x 5' 11" (2.64m x 1.80m)

Double glazed window, radiator, Laminate flooring

Bathroom 7' 3" x 5' 6" (2.21m x 1.68m)

Frosted double glazed window, shower bath with mixer taps, screen and shower, low level wc, wash hand basin with mixer taps, chrome heated towel rail

Garden 49' 3" x 23' 4" (15.00m x 7.11m)

Patio, laid to lawn with footpath, blossom tree, outside light and tap, side access

Garden studio 9' 10" x 9' 2" (2.99m x 2.79m)

Light and power, electric heater

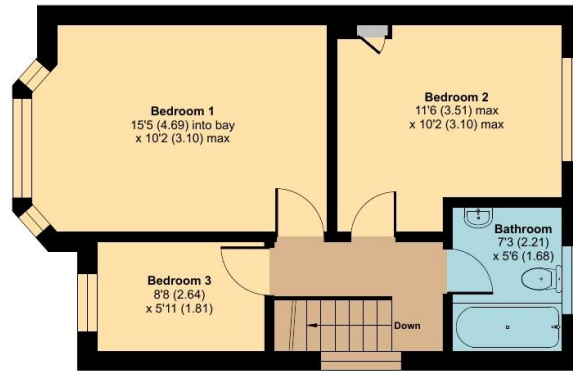
Garden storage

Garden shed storage

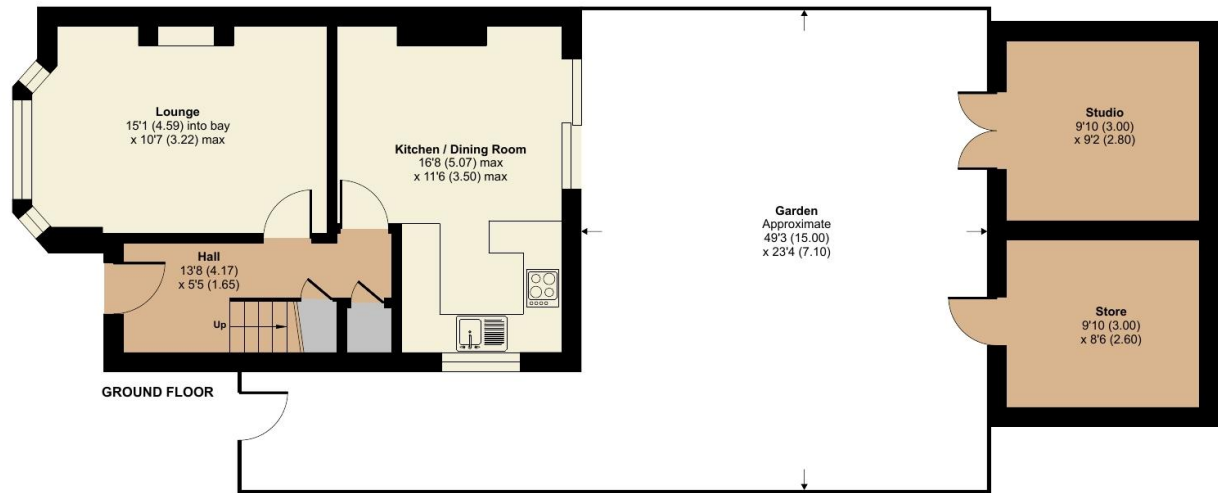
Front driveway

Block paved and with parking for 2 cars side by side with lockable security pillars





FIRST FLOOR



GROUND FLOOR

Sparrows Lane, London, SE9

Approximate Area = 842 sq ft / 78.2 sq m

Outbuildings = 174 sq ft / 16.2 sq m

Total = 1016 sq ft / 94.4 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: 1440819

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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