



£475,000

Footscray Road, New Eltham, SE9 2EH

Chattertons

EST 1893

This is a stunning period house with bare brick exterior. The property has been completely refurbished and renovated by the current owners and the end result is fantastic. The house did not have central heating and so the house had a completely new central heating system and boiler in 2024. To the front are double glazed sash windows with ice white shutters. It is often said that kitchens and bathrooms sell houses, well in this case both have a high end finish. The kitchen has integrated appliances and granite work surface along with a separate utility area. The bathroom which is on the first floor has a free standing bath and separate shower. In addition the house further benefits from a ground floor cloakroom. With a respectful nod to the past the property has beautiful fireplaces in both receptions and the 2 double bedrooms and the stripped down internal doors complete the capture of the period of when the house was built. The garden is a great size with a lovely open outlook to the rear. Located in a central position in the heart of New Eltham with the mainline station moments away. This stunning house is offered chain free.



**Stunning period house**  
**Bare brick exterior**  
**Fully refurbished**  
**Beautiful fireplaces in 4 rooms**  
**High end kitchen with integrated appliances**

**Entrance hall**

New upvc double glazed door, karndeian flooring, radiator, under stairs storage cupboard

**Lounge 13' 0" x 10' 6" (3.96m x 3.20m)**

Double glazed bay sash window with ice white shutters, beautiful fireplace with surround and tiled hearth, radiator, karndeian flooring

**Dining room 12' 8" x 8' 8" (3.86m x 2.64m)**

Double glazed window, beautiful feature fireplace with surround and tiled hearth, radiator, karndeian flooring, storage cupboard

**Kitchen 11' 0" x 7' 11" (3.35m x 2.41m)**

Double glazed window and door to the garden, fitted wall and base units finished with a granite work surface and matching upstands, butler sink with mixer taps, integrated fridge freezer, integrated dish washer, double oven and hod with extractor hood, column radiator, luxury vinyl tiled floor

**Utility**

Double glazed window, space and plumbing for washing machine, new wall mounted combi boiler (2024)

**Ground floor cloakroom**

Double glazed window, wc with beautiful high level flush system

**Utility room**  
**Fantastic first floor bathroom**  
**Free standing bath and separate shower**  
**Double glazed sash windows to the front**  
**Moments from New Eltham station**

**Stairs to the first floor**

**Carpeted**

**Bathroom 11' 0" x 7' 11" (3.35m x 2.41m)**

Frosted double glazed window, free standing bath with mixer taps and shower attachment, separate double shower cubicle beautifully tiled, pedestal wash hand basin, low level wc, column radiator, heated towel rail, tiled floor

**Split landing**

**Carpet**

**Bedroom 1 13' 9" x 11' 1" (4.19m x 3.38m)**

2 double glazed sash windows with ice white shutters, 2 column radiators, karndeian flooring, beautiful fireplace

**Bedroom 2 11' 0" x 8' 8" (3.35m x 2.64m)**

Double glazed window, radiator, karndeian flooring

**Rear garden 82' 0" x 14' 9" (24.97m x 4.49m)**

Paved area and laid to lawn with plants and shrubs, lovely open outlook to the rear

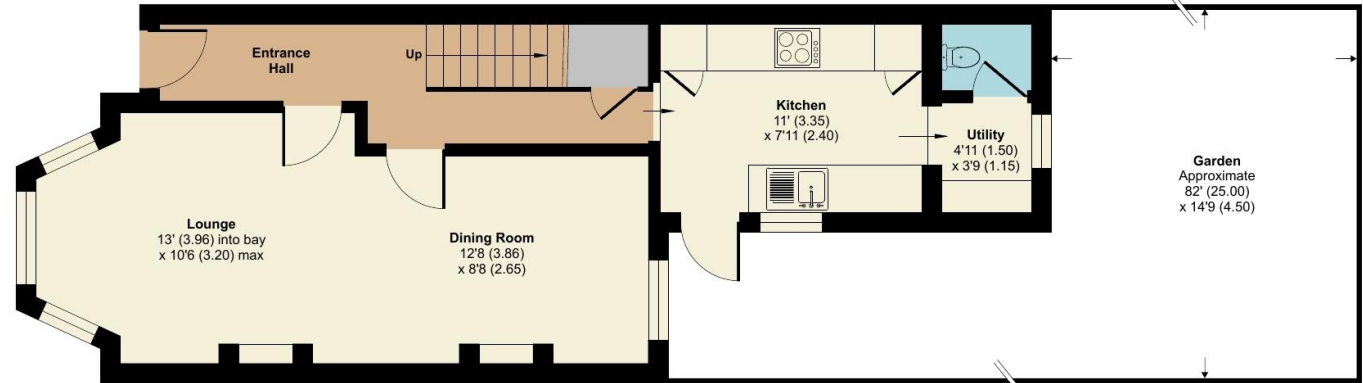




# Footscray Road, London, SE9

Approximate Area = 862 sq ft / 80 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 2025. Produced for Chattertons Estate Agents Ltd. REF: 1373920

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