



£695,000

Avery Hill Road, New Eltham, SE9 2EY

Chattertons

EST 1893

This is a 1930s semi detached with a very special finish. The current owner has created a beautiful living experience within the house. The heart of the property is the open plan kitchen, dining and utility which flows to perfection, this space features a high end kitchen with granite work surfaces, large skylight window and bi folding windows allowing for al fresco dining in moments. The rest of the accommodation includes a large lounge divided by internal doors which can be opened and closed in seconds as needed, 3 bedrooms, luxury bathroom with free standing bath and large separate walk in shower and ground floor cloakroom. The internal finish is excellent and within the neutral finish we love the bold leopard print carpet in the lounge and up the stairs. The rest of the ground floor is completed with grey Amtico herringbone flooring. Located 10 minutes from New Eltham mainline station and steps from Avery Hill Park. This is a stunner....prepare to be impressed. The garden is lovely to the rear with side access and the driveway is generous allowing for parking for 2-3 cars.



Special finish
Open plan kitchen and dining
Bi fold windows
Luxury bathroom
3 bedrooms

Entrance porch

Entrance hall 16' 0" x 6' 6" (4.87m x 1.98m)
Grey herringbone style Amtico flooring, radiator

Lounge 14' 8" x 11' 11" (4.47m x 3.63m)
Double glazed bay window, beautiful fireplace, radiator, internal bi folding doors

Dining area 12' 5" x 10' 4" (3.78m x 3.15m)
Grey Amtico herringbone style flooring, open plan to kitchen, designer vertical radiator, bi fold doors

Kitchen breakfast room 18' 3" x 15' 9" (5.56m x 4.80m)
Fitted wall and base units with quartz work surface, double oven, gas hob with extractor hood, eye level microwave, integrated fridge freezer, cupboard housing combi boiler, utility space with inset sink, integrated dishwasher, integrated washing machine, bi fold windows, grey herringbone Amtico flooring

Stairs to the first floor
Double glazed window, leopard print carpet, access to loft

Ground floor cloakroom
Beautiful living environment
10 minute walk to New Eltham
Steps from Avery Hill Park
Driveway with parking for 2-3 cars

Bedroom 1 15' 6" x 11' 1" (4.72m x 3.38m)
Double glazed bay window, built in wardrobes, radiator, carpet

Bedroom 2 12' 6" x 10' 4" (3.81m x 3.15m)
Double glazed window, radiator, built in wardrobes, carpet

Bedroom 3 8' 1" x 7' 1" (2.46m x 2.16m)
Double glazed window, radiator, carpet, built in wardrobes

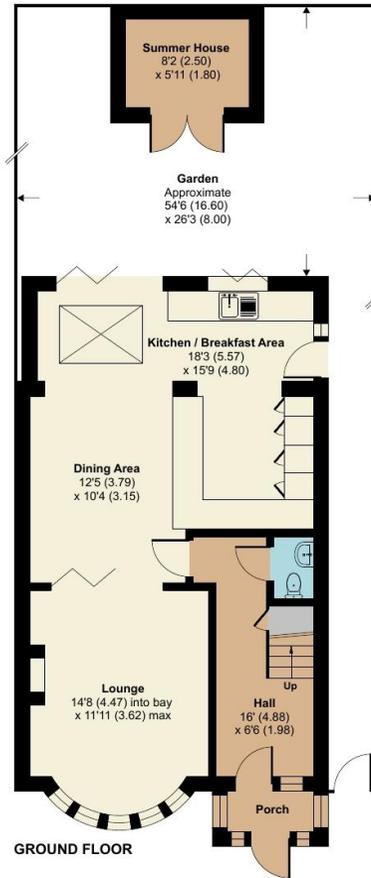
Bathroom
2 frosted double glazed windows, free standing bath with mixer taps, separate walk in shower, wall hung wash hand basin with mixer taps, low level wc, tiled walls and floor, chrome heated towel rail

Rear garden 54' 6" x 26' 3" (16.60m x 7.99m)
Laid to lawn with patio, side access

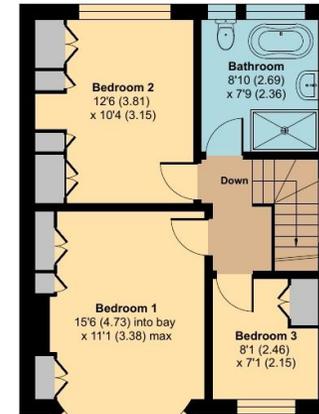
Driveway
Parking for 2 to 3 cars

Summer house 8' 2" x 5' 11" (2.49m x 1.80m)





GROUND FLOOR



FIRST FLOOR

Avery Hill Road, London, SE9

Approximate Area = 1136 sq ft / 105.5 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 1184 sq ft / 110 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: 1421962

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