



Offers inxs of £500,000

Lannoy Road, New Eltham, SE9 2BN

Chattertons

EST 1893

Stunning period house

Offers inxs of 500,000. This is a stunning period home with ground floor extension and with a bare brick exterior. The property is in show home condition with first class upgrades fused with some original features. The house has double glazed sash windows all with fitted white shutters and the decor is sympathetic to the era of the house with a fantastic exposed brick wall in the main reception room. The accommodation includes 2 receptions (which are open plan), 3 bedrooms, modern kitchen and bathroom. The house is located 2 minutes away from New Eltham town centre which includes a zone 4 mainline station which offers fast and frequent access into London and The City. A house oozing with class.



Stunning period house
3 bedrooms
Double glazed sash windows
Shutters
Fireplaces

Entrance Porch

Lounge 11' 0" x 10' 5" (3.35m x 3.17m)

Double glazed bay sash window with shutters, column radiator, oak flooring, open plan to dining room

Dining Room 10' 0" x 9' 8" (3.05m x 2.94m)

Exposed brick feature, oak flooring

Kitchen 14' 1" x 8' 0" (4.29m x 2.44m)

Double glazed door to the garden double glazed window, fitted wall and base units with wood block work surface, enamel single drainer sink units with 1.5 bowl and mixer taps, oven and hob with extractor hood, plumbing for washing machine, tiled walls and floor, column radiator, under floor heating

Ground Floor Bathroom 14' 1" x 8' 0" (4.29m x 2.44m)

Frosted double glazed window with shutters, free standing bath with mixer taps, low level wc, bidet, wall hung wash hand basin with mixer taps, walk in shower, tiled walls and floor, under floor heating

Modern kitchen and bathroom
First class condition
Exposed wall in the main reception
2 minutes walk to New Eltham mainline station
Oozing with class

Stairs to the first floor

Access to loft, split landing

Bedroom 1 15' 0" x 10' 5" (4.57m x 3.17m)

2 double glazed sash windows with shutters, 2 column radiators, oak flooring, fireplace

Bedroom 2 10' 5" x 9' 4" (3.17m x 2.84m)

Double glazed sash window with shutters built in wardrobes, column radiator, oak flooring

Bedroom 3 8' 8" x 7' 8" (2.64m x 2.34m)

Double glazed sash window with shutters, column radiator, exposed brick wall, oak flooring

Rear Garden 27' 0" x 16' 5" (8.22m x 5.00m)

Patio and laid to lawn with timber built shed

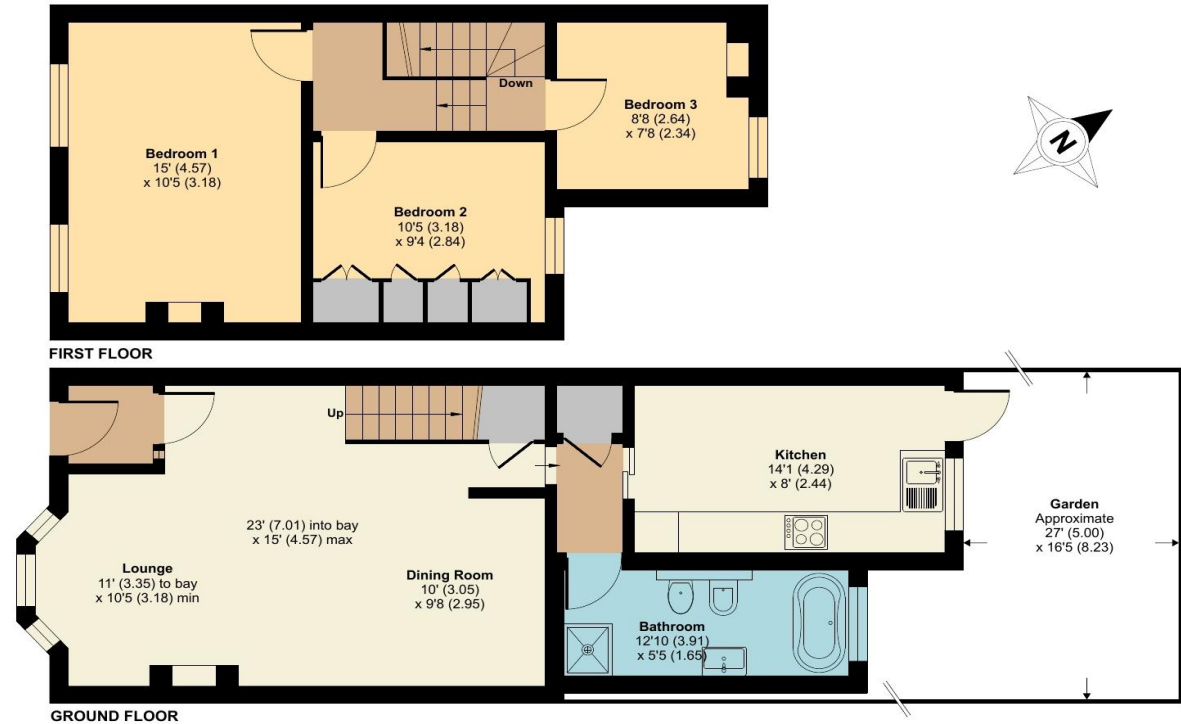




Lannoy Road, London, SE9

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Chattertons Estate Agents Ltd. REF: 1193338

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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