



# VILLAGE ESTATES

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**Substantial five-bedroom period home**

**Wealth of original period features throughout**

**Versatile accommodation perfect for families**

**Beautifully extended kitchen**

**Off street parking to front**

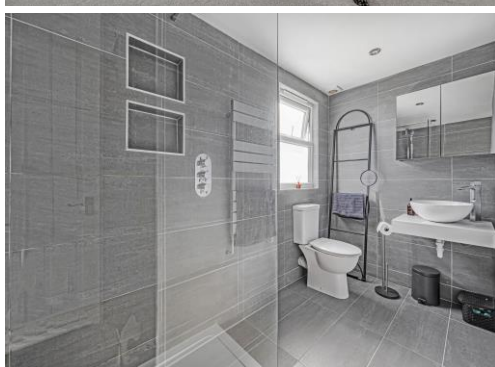
**Walking distance to New Eltham Station**



**23 Gerda Road**  
London, SE9 3SW

**Guide Price £675,000-  
£700,000**

This impressive five-bedroom period home on sought-after Gerda Road beautifully combines timeless character with modern family living. Offering generous proportions throughout, the property has been thoughtfully extended to create a substantial and versatile living areas ideal for growing families. Upstairs, five well-proportioned bedrooms provide flexible accommodation, complemented by two bathrooms to comfortably serve a busy household. Externally, the property offers the added convenience of off-street parking, a rare and valuable feature for homes of this style. Located in a desirable residential area, this exceptional home is perfectly positioned for local amenities, reputable schools, and New Eltham Station, making it an ideal long-term family residence.



## Gerda Road, London, London, SE9

Approximate Gross Internal Area  
148.8 sq m / 1602 sq ft



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.