



£600,000

Cradley Road, New Eltham, SE9 2HD

Chattertons

Est. 1893

3 Bed semi detached house

Located in a popular road and within easy walking distance of New Eltham mainline station along with 2 great primary schools is this semi detached 1930s semi detached house.

The accommodation is generous and ideal for a family including 2 receptions, 2 bathrooms one on the ground floor and one on the first floor, extended kitchen and 3 bedrooms.

The property benefits from gas central heating and double glazing and the first floor bathroom was changed in 2021.

The house also has a good size garden with summer house, garage, and driveway.



- Popular road

- 1930s semi detached house

- 2 receptions

- 2 bathrooms one on the first floor and one on the ground floor

Entrance Hall

Radiator, carpet

Lounge 17' 7" x 11' 11" (5.36m x 3.63m)

Double glazed bay window, gas fireplace, radiator, carpet, double radiator

Dining Room 18' 0" x 11' 8" (5.49m x 3.56m)

Double glazed window, radiator, laminate flooring

Kitchen 17' 8" x 10' 4" (5.38m x 3.15m)

Double glazed window, fitted wall and base units with laminated work surface, built in oven and hob, sink unit with mixer taps, vinyl floor covering, sliding patio doors to the garden

Ground floor bathroom

Dual aspect frosted double glazed windows, panelled bath with mixer taps and shower, wash hand basin, mixer taps, tiled walls, radiator

Stairs to the first floor

Access to the loft, skylight window

- Extended kitchen

- Garden with summer house

- Garage with driveway

- Easy walk to New Eltham mainline station

Bedroom 1 11' 10" x 11' 10" (3.61m x 3.61m)

Double glazed window, carpet, radiator, large walk in wardrobe

Bedroom 2 11' 6" x 7' 7" (3.51m x 2.31m)

Double glazed window, radiator, carpet, cupboard housing boiler and immersion heater.

Bedroom 3 9' 10" x 9' 0" (3.00m x 2.74m)

Double glazed window, radiator, carpet

First floor bathroom

Frosted double glazed window, panelled bath with mixer taps and shower, wash hand basin with vanity below and mixer taps, low level wc, tiled walls, chrome heated towel rail

Garage 20' 9" x 8' 1" (6.32m x 2.46m)

Currently used as storage space, with private driveway

Rear Garden 71' 0" x 27' 0" (21.64m x 8.23m)

Laid to lawn with patio and large summer house

Summer House 17' 9" x 7' 8" (5.41m x 2.34m)





Cradley Road, London, SE9

Approximate Area = 1356 sq ft / 125 sq m (includes garage)
 Outbuilding = 136 sq ft / 12 sq m
 Total = 1492 sq ft / 137 sq m
 For identification only - Not to scale



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.
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