



£600,000 guide price

Cedric Road, New Eltham, SE9 3SQ

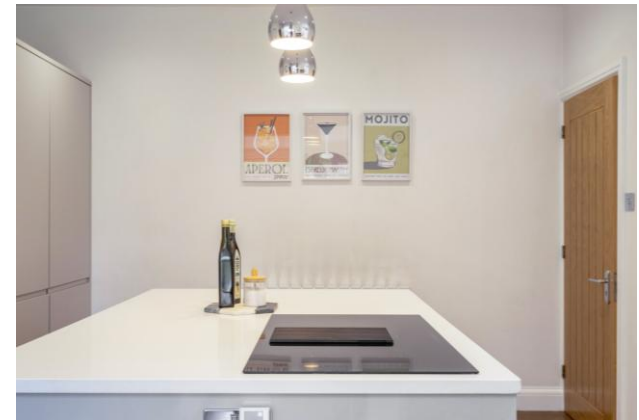
Chattertons

EST 1893

This is a classic 1930s semi detached with stylish ground floor extension which allows for a modern open plan kitchen with large conservatory, separate lounge with fireplace, 3 bedrooms, upstairs bathroom with separate wc and ground floor cloakroom.

Located in a road which is within 7 minutes walk of New Eltham mainline station along with instant access onto the A20 which leads directly to the Kent coast.

Absolutely perfect for a family with excellent potential for a loft conversion (stpp).



**Classic 1930s semi detached house**  
**Stylish ground floor extension**  
**Modern open plan island kitchen**  
**Large conservatory**  
**Separate lounge**

**Entrance porch**

**Entrance hall**

Radiator, laminate flooring

**Lounge 16' 0" x 11' 11" (4.87m x 3.63m)**

Double glazed bay window, radiator, fireplace, carpet

**Kitchen diner 18' 10" x 13' 3" (5.74m x 4.04m)**

Double glazed window, fitted wall and base units with granite work surface, sink unit with mixer taps, integrated dish washer, integrated washing machine, integrated dryer, eye level oven and microwave, island with inset hob and granite work surface

**Conservatory 18' 1" x 11' 0" (5.51m x 3.35m)**

Double glazed windows, 2 skylight windows, laminate work surface

**Ground floor cloakroom**

Frosted double glazed window, wc, wash hand basin with mixer taps, chrome heated towel rail

**Stairs to the first floor**

Access to the loft, double glazed window

**3 bedrooms**

**Upstairs shower room and separate wc**

**Ground floor cloakroom**

**7 minute walk to New Eltham**

**Instant access to A20 Kent coast bound**

**Bedroom 1 16' 1" x 10' 9" (4.90m x 3.27m)**

Double glazed bay window, radiator, carpet

**Bedroom 2 13' 5" x 10' 5" (4.09m x 3.17m)**

Double glazed window, radiator, carpet

**Bedroom 3 8' 6" x 7' 10" (2.59m x 2.39m)**

Double glazed bay window, radiator, carpet

**Shower room 8' 3" x 5' 6" (2.51m x 1.68m)**

Frosted double glazed window, shower, wash hand basin with vanity below, radiator with heated towel rail, tiled walls and laminate flooring

**Separate wc**

Frosted double glazed window, low level wc, laminate flooring

**Rear garden 56' 5" x 23' 0" (17.18m x 7.01m)**

Side access, laid to lawn with patio, outside tap, garden storage





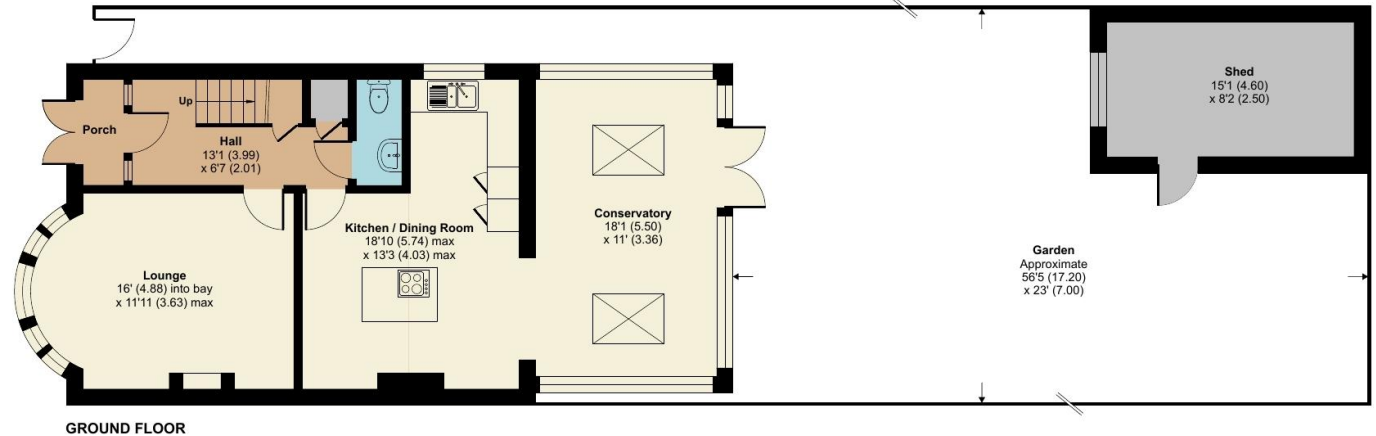
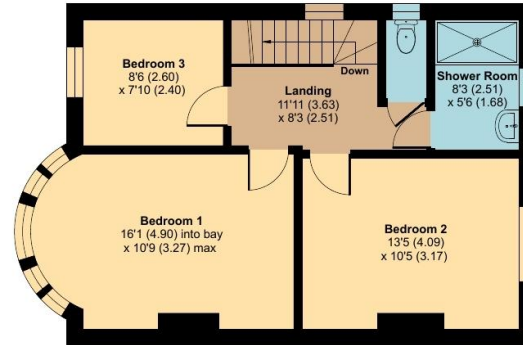
## Cedric Road, London, SE9

Approximate Area = 1260 sq ft / 117 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1384 sq ft / 128.6 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: 1471917

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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