



£1,250,000

Greenvale Road, Eltham, SE9 1PQ

Chattertons

EST 1893

This is a picture perfect Corbett house with the all important instant kerb appeal. The house is approached by a beautiful frontage with geometric tiled floor leading to the grand front door. The property has been extended to the rear and into the loft and now offers fantastic family space. The heart of the house is the open plan kitchen diner with bi folds and lantern roof, the rest of the accommodation includes formal lounge with log burner, 5 bedrooms, 2 bathrooms, ground floor cloakroom and utility room. The house features the lovely high ceilings, double glazed sash windows with shutters and column radiators and is stripped back to the stunning bricks. Located close by to great local shops and also very close by to the vast open space of Eltham park and Eltham mainline station which goes direct to London Bridge and Victoria. Right on the doorstep are a great selection of excellent schools. The property is offered to the market chain free.



**Picture perfect house**  
**Instant kerb appeal**  
**Extended kitchen diner with lantern roof**  
**Bi fold doors**  
**5 bedrooms and 2 bathrooms**

#### **Beautiful frontage**

Beautiful green space to the front with brick built wall with wrought iron railings, geometric tiled floor

#### **Entrance hall**

Geometric tiled floor, under stairs storage cupboard

#### **Lounge 16' 11" x 14' 10" (5.15m x 4.52m)**

Double glazed bay sash window with shutters, log burning stove with fireplace, column radiator, stripped floor boards

#### **Kitchen diner 24' 1" x 23' 3" (7.34m x 7.08m)**

Fully fitted wall and base units with granite work surface, inset sink unit with 1.5 bowl and mixer taps, integrated dishwasher, integrated microwave, mercury range cooker with extractor hood, island with granite work surface, integrated wine cooler, bi folding doors to the rear, lantern roof, 2 column radiators, tiled floor

#### **Utility room 6' 7" x 6' 3" (2.01m x 1.90m)**

Double glazed window and door to the garden, cupboard housing combi boiler, plumbing for washing machine, tiled floors

#### **Ground floor cloakroom**

High level flush wc, wall hung wash hand basin, column radiator, tiled floor

#### **Stairs to the first floor**

Carpet runner

#### **Bedroom 2 14' 6" x 13' 5" (4.42m x 4.09m)**

Double glazed bay sash window with shutters, column radiator, carpet

**Double glazed sash windows**  
**Shutters**  
**Formal lounge with log burner**  
**Utility and ground floor cloakroom**  
**Chain free**

#### **Bedroom 3 13' 7" x 9' 11" (4.14m x 3.02m)**

Double glazed window with shutters, column radiator, carpet

#### **Bedroom 4 10' 4" x 7' 11" (3.15m x 2.41m)**

Double glazed window with shutters, column radiator, carpet

#### **Bedroom 5 9' 5" x 8' 8" (2.87m x 2.64m)**

Double glazed window, with shutters, column radiator, carpet

#### **Shower room**

Frosted double glazed sash window with shutters, walk in shower, wash hand basin with mixer taps and vanity below, high level flush wc, tiled walls and floor, chrome heated towel rail

#### **Stairs to the top floor**

Skylight window, carpet

#### **Bedroom 1 17' 8" x 17' 1" (5.38m x 5.20m)**

2 double glazed sash windows with shutters to the rear, 2 skylight windows to the front, eaves storage, stripped floorboards, column radiator

#### **En suite 8' 6" x 7' 10" (2.59m x 2.39m)**

Frosted double glazed sash window, free standing bath with mixer taps and shower attachment, low level wc, pedestal wash hand basin, metro tiled walls and stripped floorboards

#### **Rear garden 60' 8" x 28' 3" (18.48m x 8.60m)**

Patio area and lawn, side access

#### **Summer house 12' 0" x 9' 2" (3.65m x 2.79m)**

Plus extra storage





## Greenvale Road, London, SE9

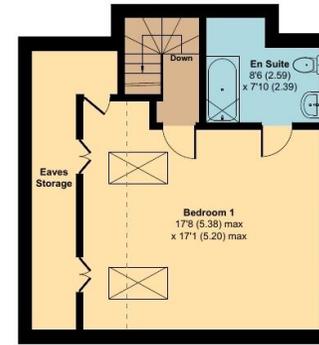
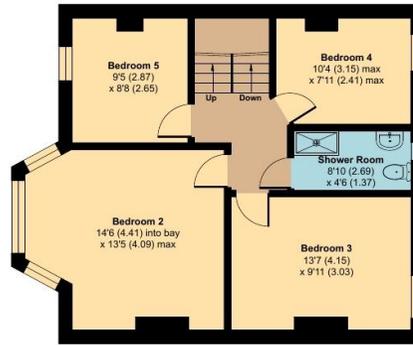
Approximate Area = 1801 sq ft / 167.3 sq m

Limited Use Area(s) = 147 sq ft / 13.6 sq m

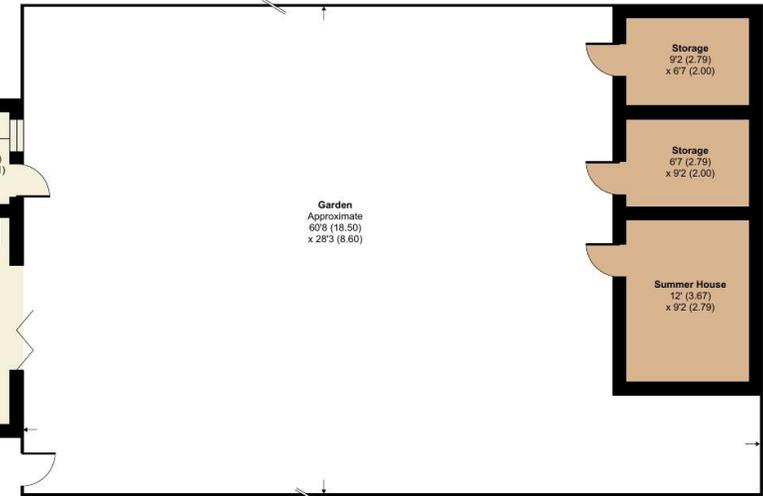
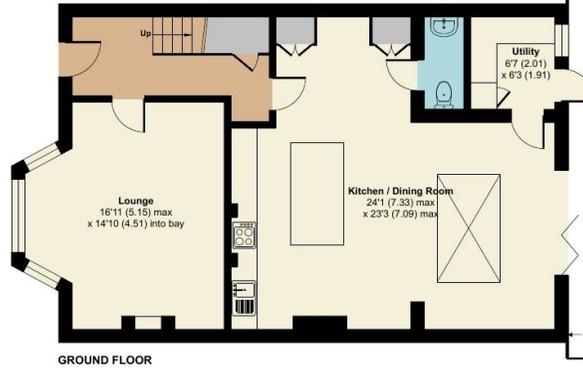
Outbuildings = 230 sq ft / 21.3 sq m

Total = 2178 sq ft / 202.3 sq m

For identification only - Not to scale



Denotes restricted head height



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: 1421918

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:

020 8859 4000

405 Footscray Road  
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

# Chattertons

EST 1893