



Price band £515,000 to £535,000

Sidcup Road, New Eltham, SE9 3SG

**Chattertons**

EST 1893



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Located on a main road and very close by to New Eltham mainline station which offers fast and frequent zone 4 access into London.

This is a 1930s semi detached house offering great size accommodation includes lounge, 3 bedrooms, open plan kitchen diner with breakfast bar and large modern upstairs bathroom. The property includes gas central heating and double glazing complimented by shutters.

The outside features a large garden and driveway to the front which provides off road parking.



**1930s semi detached house**  
**Open plan kitchen diner**  
**3 bedrooms**  
**Driveway to the front**  
**Chain free**

**Entrance hall**

Laminate flooring, radiator

**Lounge 16' 1" x 12' 7" (4.90m x 3.83m)**

Double glazed bay window with shutters, laminate flooring, radiator

**Kitchen diner 19' 2" x 12' 4" (5.84m x 3.76m)**

Double glazed french doors to garden, double glazed door to the garden, fitted wall and base units with laminated work surface, breakfast bar, integrated oven and hob with extractor hood, integrated dish washer, stainless steel single drainer sink unit with mixer taps, plumbing for washing machine, laminate flooring

**Stairs to the first floor**

Access to the loft, double glazed window to the side, airing cupboard with boiler and immersion heater, carpet

**Near New Eltham mainline station**  
**Large garden**  
**Shutters**  
**Modern décor**  
**Large first floor bathroom**

**Bedroom 1 15' 10" x 11' 3" (4.82m x 3.43m)**

Double glazed bay window with shutters, radiator, carpet

**Bedroom 2 12' 4" x 11' 3" (3.76m x 3.43m)**

Double glazed window, radiator, laminate flooring

**Bedroom 3 7' 11" x 7' 5" (2.41m x 2.26m)**

Double glazed window with shutters, radiator, laminate flooring

**Bathroom 7' 11" x 7' 9" (2.41m x 2.36m)**

2 frosted double glazed windows, shower bath with mixer taps, pedestal wash hand basin with mixer taps, low level wc, chrome heated towel rail, tiled walls and floor

**Rear garden 78' 7" x 26' 7" (23.93m x 8.10m)**

Laid to lawn with patio and side access

**Garage 19' 8" x 8' 10" (5.99m x 2.69m)**

**Front driveway**

Providing off road parking





## Sidcup Road, London, SE9

Approximate Area = 1042 sq ft / 96.8 sq m

Garage = 174 sq ft / 16.2 sq m

Total = 1216 sq ft / 113 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). © nitchecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1386559

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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